PLANNING COMMITTEE

DATE: Thursday, 25 April 2019
TIME: 2.00 pm
VENUE: Council Chamber - Civic Centre, St Luke's Avenue, Harrogate, HG1 2AE

Notice is hereby given that the above meeting will take place for the purpose following and, by virtue of Section 100B(4)(b) of the Local Government Act 1972, any other matter(s) which the Chair considers should be dealt with at the meeting as a matter of urgency.

AGENDA

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<td>DECLARATIONS OF INTEREST: Members to advise of any declarations of interest.</td>
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<td>EXEMPT INFORMATION: To determine whether to exclude the press and public during the consideration of any exempt information items.</td>
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<td>LIST OF PLANS: To determine applications or make observations on applications made under the Town and Country Planning Act 1972 and the Planning (Listed Buildings and Conservation Areas) Act 1990.</td>
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<td>18/04571/REMMAJ - Land Comprising OS Field 6482, Allerton Park, HG5 0XJ:</td>
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5.  18/05001/FULMAJ - Land Comprising OS Field 1541, Skelton Road, Langthorpe

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


Members are reminded that in order to expedite business at the meeting and enable Officers to adapt their presentations to address areas causing difficulty, they are encouraged to contact Officers prior to the meeting with questions on technical issues in reports.

Members of the public are entitled to attend this meeting as observers for all those items taken in open session.

The agenda papers may be examined at the Civic Centre, Harrogate and a copy may be purchased for £6.00.

Please contact Charles Casey - Trainee Democratic Services Officer, at the Civic Centre, if you have any queries or need further information on this agenda - telephone 01423 500600, democraticservices@harrogate.gov.uk.

EMERGENCY PROCEDURES FOR MEETINGS – FIRE: On hearing the fire evacuation alarm, you should leave the building by the nearest safe fire exit. Once outside the building, please assemble in the corner of the visitor car park at the front of the building opposite the main entrance. Persons should not re-enter the building until authorised to do so by the Fire and Rescue Service or the Emergency Co-ordinator.
PLANNING COMMITTEE
26 MARCH 2019
(FROM 2.00 PM TO 2.51 PM)

PRESENT: Councillor John Mann in the Chair. Councillors Margaret Atkinson, Bernard Bateman, Sid Hawke, Pat Marsh, Stuart Martin, Zoe Metcalfe, Andrew Paraskos, Nigel Simms and Tom Watson.

Late Arrivals: None.

Early Departures: None.

88/18 – APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES: Apologies for absence had been received from Councillor Jim Clark and Councillor Robert Windass. Notification had been received that Councillor Tom Watson was to act as substitute for Councillor Trevor Chapman.

89/18 – DECLARATIONS OF INTEREST: There were no declarations of interest made at the meeting.

90/18 – EXEMPT INFORMATION: There were no exempt information items.

MATTER WHICH THE COMMITTEE DEALT WITH UNDER DELEGATED POWERS

91/18 – LIST OF PLANS: In accordance with the Scheme of Delegation, the Committee made the following decisions:

91/18(01) CASE NUMBER: 18/05277/DVCMAJ
GRID REF: EAST 431292 NORTH 471450

APPLICATION NO.: 6.31.2666.B.DVCMAJ

LOCATION:
6-9 Finkle Street, 4-14A & 15-23 Allhallowgate Ripon North Yorkshire HG4 1LF

PROPOSAL:
Variation of conditions 2 (approved plans), 3 (materials), 5 (site access), 6 (parking plan), 9 (landscaping), 11 (remediation scheme) and 14 (bin stores) of planning permission 16/00045/DVCMAJ (15/03080/RG3MAJ) to allow changes to new build design of dwellings and a phased approach to site development.

APPLICANT: Harrogate Borough Council

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22.02.2019. A commencement has started through the demolition of the former structures

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

Site Plan Drawing No AL(9) 100 Revision L
GA Plans Drawing No AL (2) 138 Revision B
Proposed Elevations AL(2) 139 Revision A
Roof Plan AL(2) 137 Revision C

3. The materials to be utilised in the construction of the proposed new build development shall be carried out in accordance with a revised material schedule, identifying the use of materials for each property, which must be submitted to and approved in writing by the Local Planning Authority, prior to the construction of the external walling of the new build elements of the development. The refurbished flats shall be in accordance with the material schedule details submitted on 8 March 2019 unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the construction of the external walling of the new build element of the development hereby approved, details of the proposed windows, external doors including head, jambs, cills eaves and verge details shall be submitted for the written approval of the local planning authority. Thereafter the approved details shall be implemented and retained as such unless otherwise agreed in writing by the Local Planning Authority.

5. Access to the new build houses and flats shall be set out and constructed in accordance with the published specification of the Highway Authority prior to the first occupation of the units 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) Prior to the commencement of the external walls of the new build element, a detailed site layout plan of the existing highway / proposed highway, and proposed footpath (minimum 2 metres) adjoining the new parking area shall be submitted in writing to the satisfaction of the Highway Authority.

   (iii) Provision of two dropped crossings on Finkle Close, to be agreed with the Local Highway Authority.

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

6. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the applicant must submit a parking plan prior to first occupation of the new build houses or flats to the satisfaction of the Highway Authority. Once approved, the areas shown on the approved plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

7. Condition discharged under 16/00042/DISCON

8. Condition discharged under 16/00042/DISCON

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A detailed scheme for landscaping associated to the refurbishment works and another associated to the new build phase, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority for approval once the groundwork investigation report has been issued. The phased landscape works must thereafter be implemented prior to first occupation of refurbishment and new build residential units respectively.

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 each phase of the 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.

Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy submitted within the Solmek Report Reference S160117/SI received on 01.03.2019. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

The remediation strategy incorporates measures to both phase 1 and 2 of the site and in particular the excavation and replacement of 600mm cover to garden / landscaped areas whether private or communal.

Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for that part of the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the local planning authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Groundworks in the affected area shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has
confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority.

14 The surface water drainage system shall be carried out in accordance with the details approved under 16/00042/DISCON subject to any variation deemed necessary to implement this consent. Any such variation, shall at first have been submitted to and approved in writing by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

15 There shall be no construction works associated with the new build element of the scheme until such time as the additional Ground Investigative work has been completed and a revised Ground Stability Declaration Form has been received and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the revised details approved and shall incorporate the mitigation measures recommended in the ground stability report prepared by Opus International consultants (UK) Ltd dated 8 June 2018 unless the Local Planning Authority give written consent to any variation.

16 Prior to commencement of external walling to the new build houses and flats only [excluding works associated too the refurbishment of the existing flats] details of bin stores, including siting and materials, shall be submitted for the prior approval of the Local Planning Authority. The storage shall be provided prior to the occupation of the dwellings hereby approved and thereafter maintained and retained as such to the satisfaction of the Local Planning Authority.

17 Each phase of the development shall be carried out in accordance with the Secured by Design principles approved under 16/00042/DISCON. The approved details shall thereafter be implemented prior to occupation of any of the units hereby approved.

18 The proposed security gates to the new footpath link between the retained block of apartments and new build town houses shall be as approved under 16/00042/DISCON eg visually permeable, installed at a minimum height of 1800mm and fitted with a self-closing mechanism unless otherwise agreed in writing by the local planning authority.
Should the Ground Stability Report and Declaration Form submitted under Condition 13 identify that the site is not developable, a revised scheme of landscaping for the whole of the site affected by demolition shall be submitted for the written approval of the Local Planning Authority and thereafter implemented in accordance with approved scheme. Such scheme shall identify species, planting densities and timing of proposed works.

Reasons for Conditions:

1. To secure the satisfactory implementation of the proposal.
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. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
6. To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
7. Condition discharged under 16/00042/DISCON
8. Condition discharged under 16/00042/DISCON
9. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
10. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
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 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.
13. CQ06r
14. To ensure that no surface water discharges take place until proper provision has been made for its disposal.
15. In the interests of public safety.
16. In the interest of both visual and residential amenity.
17. In the interests of residential amenity and community safety in order to reduce the fear of crime.
18. In the interests of community need and so as to comply with the provisions of Harrogate District Local development Framework Core Strategy Policy C1.
19. In the interests of the visual amenity of the locality, which lies within Ripon Conservation Area.
INFORMATIVES

1 Due to the close proximity of a number of sensitive premises to the proposed development it is recommend that during the demolition and construction phases, Work activities are restricted to the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday, and no working on Sundays and Bank Holidays.

Shelia Linkleter (Objector) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

Chris Houldsworth (Agent – William Saunders) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

The officer recommendation that the application be ‘approved subject to conditions’ was moved and seconded. On a vote being taken the Members voted unanimously for the officer recommendations.
PRESENT: Councillors John Mann in the Chair. Councillors Margaret Atkinson, Bernard Bateman, Trevor Chapman, Jim Clark, Michael Harrison, Sid Hawke, Phil Ireland, Pat Marsh, Stuart Martin, Zoe Metcalfe and Nigel Simms.

Late Arrivals: None

Early Departures: Councillor Stuart Martin at 4.03 pm
Councillor Jim Clark at 4.40 pm
Councillor Phil Ireland at 5.20 pm

92/18 – APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES: Notification had been received that Councillor Michael Harrison was to act as substitute for Councillor Andrew Paraskos and Councillor Phil Ireland was to act as substitute for Councillor Robert Windass.

93/18 – DECLARATIONS OF INTEREST: There were no declarations of interest declared at this meeting.

94/18 – MINUTES: The Minutes of the meeting of the Committee held on 12 March 2019 were approved as a correct record and signed by the Chair.

(Nine Members voted for the motion and there were three abstentions.)

95/18 – EXEMPT INFORMATION: There were no exempt information items.

96/18 – LIST OF PLANS: In accordance with the Scheme of Delegation, the Committee made the following decisions:

96/18(01) CASE NUMBER: 18/04749/FULMAJ
GRID REF: EAST 428602 NORTH 458151

APPLICATION NO.: 6.93.714.FULMAJ

LOCATION:
Land Comprising Field At 428602 458151 Grainbeck Lane Killinghall North Yorkshire

PROPOSAL:
Erection of 55 no. dwellings; Formation of access and car parking; Landscaping.

APPLICANT: c/o Agent

DEFERRED and to be approved subject to the following conditions and a Section 106
Agreement. Other reasons for Deferral:

* Amendments to layout
* additional conditions.

1 The development hereby permitted shall be begun on or before 3 years from the date of this decision.

2 The development hereby permitted shall be carried out in accordance with the approved plans, as amended by Conditions of this consent, as listed below:

   - P18-0576002 Rev P  Planning Layout
   - P18-0576003 Rev B  Location Plan
   - P18-0576005 Rev C  Landscape Masterplan
   - P18-0576010  Housetype - Harcourt Semi
   - P18-0576011  Housetype - Eveleigh Semi
   - P18-0576012  Housetype - Eveleigh/Mountford
   - P18-0576014  Housetype - Eveleigh/Mountford
   - P18-0576013  Housetype - Goodridge
   - P18-0576017  Housetype - Grainger
   - P18-0576015  Housetype - Pembroke
   - P18-0576016  Housetype - Fletcher
   - P18-0576022B  Boundary Treatment
   - P18-0576023  Housetype - Single Garage
   - P18-0576024  Housetype - Double Garage
   - P18-0576028  Housetype - A22 Semi
   - P18-0576029  Housetype - 120 3 block
   - P18-0576029A  Housetype - 120 Semi
   - P18-0576030  Housetype - Mountford
   - P18-0576031  Housetype - Mountford
   - P18-0576032  Housetype - 304 Semi
   - P18-0576033  Housetype A22 3 block

3 Notwithstanding any details shown on the approved plans listed under Condition 2 of this Consent, samples of the materials it is intended to be used externally in the construction of the roof and walls of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority. Construction of the walls of the development shall not be started before any such approval. Development shall be carried out in accordance with the approved details.

4 Notwithstanding any details shown on the approved plans listed under Condition 2 of this Consent, prior to construction of any boundary treatments within the site, details shall be provided to and approved by the Local Planning Authority, of all boundary treatments within the site. The development shall thereafter be implemented in accordance with the approved details.

5 The gable first floor windows on all house types (except the bedroom on the Mountford) shall be obscured to at least Level 3 of the Pilkington Scale of Privacy and retained for the life of the development;
6 Replacement planting of trees is required on a 2 for 1 basis to cover trees lost to the Grainbeck access - 4 No. Acer pseudoplatanus. Trees to be 20-25 cm girth when measured at 1.5 metres from ground level at the point of planting.

Trees 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.

Trees to be planted with the root collar at the same level as the surrounding soil levels. Trees to be backfilled with topsoil clean of building contaminants.

Trees to be anchored with a double stake and back board 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.

Trees to be planted in the first planting season after the felling of the noted trees and between November and March in a location to be agreed.

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

7 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.

8 (a) 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 Barnes Associates Tree Report and drawings dated 31/10/2018) 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. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.

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

(c) No operations shall commence on site in relation to the approved landscaping plan until a detailed scheme, for sustainable tree planting, has been approved. Such a scheme shall incorporate underground systems (e.g. Rootcell,
Stratacell, Silva cell or similar products) and provide a sufficient area of growth medium for long term tree growth where tree development is compromised by hard landscaping such as footways, highways, driveways and structures including garages (if there is hardstanding on more than one side of proposed tree planting then underground systems are to be implemented). Such systems are used to protect underground services and above ground surfaces while providing long term and sustainable tree cover.

9 The distances of the properties from the site boundary on the southeast boundary are fixed as the minimum distance as shown on the landscape master plan Pegasus drawing No.P18-0576-005C. Permitted development rights are removed for properties 49 to 55 inclusive in relation to side and rear extent ions and permanent garden structures.

10 Prior to commencement of development a scheme of the landscape details and associated long term management will be submitted and approved in writing by the Local Planning Authority. The approved scheme will be implemented in accordance with the details.

11 Prior to development commencing, including ground works, a Construction Environmental Management Plan (Biodiversity chapter) must be submitted to and approved in writing by the Local Planning Authority. The approved details must be carried out.

12 An Ecological Mitigation and Enhancement Scheme including details of native tree, scrub and wildflower planting and provision of integrated bat and swift bricks must be submitted and agreed by the LPA prior to the first occupation of any dwelling (this scheme may be incorporated within the site landscape management plan).

13 Prior to the start of any ground works on site a Materials Management Plan must be submitted for and approved in writing to the Local Planning Authority. The Plan must be in accordance with CL:Aire Code of Practice V2 March 2011.) Once approved the MMP must be adhered to during the ground works and construction stages.

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

3. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME
The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written
notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

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

15 Before the occupation of the first dwelling 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.

16 Construction activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank Holidays.

17 There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
(1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
(a) the proposed highway layout including the highway boundary
(b) dimensions of any carriageway, cycleway, footway, and verges
(c) visibility splays
(d) the proposed buildings and site layout, including levels
(e) accesses and driveways
(f) drainage and sewerage system
(g) lining and signing
(h) traffic calming measures
(i) all types of surfacing (including tactiles), kerbing and edging.
(j) Full details of the double yellow lines for the turning head within the development
(k) Full details of the pedestrian / cycle link north to connect with the existing residential development.
(2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
(a) the existing ground level
(b) the proposed road channel and centre line levels
(c) full details of surface water drainage proposals.
(3) Full highway construction details including:
(a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
(b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
(c) kerb and edging construction details
(d) typical drainage construction details.
(4) Details of the method and means of surface water disposal.
(5) Details of all proposed street lighting.
(6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
(7) Full working drawings for any structures which affect or form part of the highway network.
(8) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

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 in consultation with the Highway Authority before the first dwelling of the development is occupied.

19 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

20 There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
(ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
(iii) A programme for the completion of the proposed works has been submitted.
The required highway improvements shall include:
a. Design and construct a right turn only junction where Grainbeck Lane meets the
A61, Ripon Road.

21 The development shall not be brought into use until the following highway works
have been constructed in accordance with the details approved in writing by the
Local Planning Authority
a. Design and construct a right turn only junction where Grainbeck Lane meets the
A61, Ripon Road.

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

23 There shall be no access or egress by any vehicles between the highway and the
application site until details of the precautions to be taken to prevent the deposit of
mud, grit and dirt on public highways by vehicles travelling to and from the site
have been submitted to and approved in writing by the Local Planning Authority in
consultation with the Highway Authority. These facilities shall include the provision
of wheel washing facilities where considered necessary by the Local Planning
Authority in consultation with the Highway Authority. These precautions shall be
made available before any excavation or depositing of material in connection with
the construction commences on the site and be kept available and in full working
order and used until such time as the Local Planning Authority in consultation with
the Highway Authority agrees in writing to their withdrawal.

24 Unless otherwise approved in writing by the Local Planning Authority, there shall
be no HCVs brought onto the site until a survey recording the condition of the
existing highway has been carried out in a manner approved in writing by the Local
Planning Authority in consultation with the Highway Authority.

25 There shall be no establishment of a site compound, site clearance, demolition,
excavation or depositing of material in connection with the construction on the site
until proposals have been submitted to and approved in writing by the Local
Planning Authority for the provision of:
(i) on-site parking capable of accommodating all staff and sub-contractors vehicles
clear of the public highway
(ii) on-site materials storage area capable of accommodating all materials required
for the operation of the site.

The approved areas shall be kept available for their intended use at all times that
construction works are in operation. No vehicles associated with on-site
construction works shall be parked on the public highway or outside the application
site.

26 The development must be constructed in full accordance with drawing
STE/18/10/01 (revision A) dated 10/01/2019.
The site shall be developed with separate systems of drainage for foul and surface water on and off site. The peak pumped foul water discharge shall not exceed 6 (six) litres per second.

27 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

28 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

29 Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to a maximum flowrate of 5 litres per second for up to the 1 in 100 year event. Peak flow rates will be rationalised, once the impermeable areas have been confirmed. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

30 Development shall not commence until a scheme for the accommodation of additional flows impacting upon the watercourse network have been submitted to and approved in writing by the Local Planning Authority. The scheme shall cater for the impact resulting from the minimum 1 in 100 year return period storm event including a 30% allowance for climate change effects and a further 10% for urban creep for the lifetime of the development. No part of the development shall be brought into use until the works comprising the scheme approved under this condition have been completed.

31 No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and
The development shall not commence until details of finished floor levels of the development hereby approved have been submitted and approved in writing by the Local Planning Authority. The details should include levels of all properties adjoining the application site. Finished Floor Levels should be set above the 1 in 100 year plus climate change flood level with an additional 300mm freeboard above the flood level. The development shall be carried out in accordance with the approved scheme satisfying this condition.

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 and to protect the character of the settlement.
4. In the interests of visual and residential amenity, to promote natural surveillance of garages and to protect the rural edge character of the development.
5. In the interests of the amenity of future occupiers.
6. In the interests of amenity and to mitigate the loss of mature trees for access purposes.
7. In the interests of protection of trees on and adjacent to the site.
8. In the interests of protection of trees on and adjacent to the site.
9. To ensure the provision of an acceptable landscaped buffer zone in the long term.
10. In the interests of visual amenity and landscape value.
11. To ensure that harm to protected species and to retained vegetation and the spread of alien species are avoided during site preparation and construction.
12. To provide ecological mitigation and improvements in accordance with NPPF paragraph 175.
13. To ensure the site operators have a supervised procedure for dealing with topsoil on site where elevated levels of lead have been identified.
14. 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.
15. To ensure the development is in line with NPPF para 35.
16. In the interests of amenity for neighbouring residents.
17. To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
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. In the interests of highway safety.
20. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
21. In the interests of the safety and convenience of highway users.
22. 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.
To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

In the interests of highway safety and the general amenity of the area.

To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

In the interest of satisfactory and sustainable drainage.

To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.

To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.

To accommodate flows in storm events and allow for future maintenance.

To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

In the interest of amenity of the occupiers of the adjoining properties and flood risk mitigation.

INFORMATIVES

1 The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. 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.

2 Electric vehicle charge points minimum specification residential and hotels - Informative
   o One electric vehicle charging point for each residential unit with dedicated parking space.
   o One electric vehicle charging point for every ten unallocated residential parking spaces (including hotels).
   o Mode 3 charging point with a type 2 outlet socket
   o 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

3 It is recommended that before a detailed condition discharge submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority.

Councillor Chris Littlefair (Member of Killinghall Parish Council), Alison Husband (Objector) and Rebecca Housam (Agent) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.
The officer recommendations that the application be ‘deferred and approved subject to conditions and a S106 agreement’ were moved and seconded. On a vote being taken ten Members voted for the officer recommendations and two against.

96/18(02) CASE NUMBER: 19/00018/FUL
GRID REF: EAST 431969 NORTH 455123

APPLICATION NO.: 6.79.3905.K.FUL

LOCATION:
Harrogate Town AFC Wetherby Road Harrogate North Yorkshire HG2 7RY

PROPOSAL:
Installation of 3 no. terraces.

APPLICANT: Harrogate Town AFC

APPROVED subject to the following conditions:-

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

   Proposed Site Plan Dwg No: 7896 (000)137 Rev B
   Proposed Wetherby Road Terrace Dwg No: 7896 (000)138 Rev C
   Proposed Car Park Terrace Dwg No: 7896 (000)139 Rev C
   Proposed Phase 1 East Terrace Dwg No: 7896 (000)144 Rev B

2 Prior to the first use of the Wetherby Road Stand, details of a side panel to screen the seating from No. 59 Wetherby Road shall be submitted, for the prior approval of the local planning authority, and installed prior to the first use.

3 Prior to the first use of either the East Stand or the North West / Car Park Stand, the Apex Noise Mitigation Plan hereby approved shall be implemented in relation to both of these stands.

4 The stands hereby approved must only be used for First Team Matches and whilst in use, the Harrogate Town AFC Noise Action Plan will be adhered to.

5 Prior to the start of the 2019/20 Football Season, a noise assessment will be undertaken whilst a first team league / cup match takes place, in order to determine whether any additional measures above those set out in the Noise Mitigation Plan and Noise Action Plan are required to mitigate any noise impacts from the three proposed stands. The findings will be shared with the council and if further works are needed, these would be submitted to the council for approval and implemented prior to the start of the 2019/20 Football Season.

6 Should match day attendances start to reach or exceed 3,500, a further noise assessment will be undertaken whilst a first team league / cup match takes place.
in order to determine whether any additional noise mitigation measures are required. The findings will be shared with the council and if further works are needed, these would be submitted to the council for approval and implemented within 1 month of the date of that.

7 The approved Travel Plan for the 2018/2019 season should be implemented in accordance with the details approved under 18/04570/DISCON and amended under Addendum to 2018/19 Travel Plan and Car Park Management Plan by Vectos Transport Planning Specialists dated March 2019, which takes into account the capacity increase.

Thereafter, the Travel Plan and Car Park Management Plan must be updated annually at the start of each season.

This shall include:
(a) the appointment of a travel co-ordinator
(b) a partnership approach to influence travel behaviour
(c) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
(d) provision of up-to-date details of public transport services
(e) continual appraisal of travel patterns and measures provided through the travel plan
(f) improved safety for vulnerable road users
(g) a reduction in all vehicle trips and mileage
(h) a programme for the implementation of such measures and any proposed physical works
(i) a programme for the implementation of such measures and any proposed physical works
(j) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.
(k) a car park management plan for the use of car parks in the local area to be approved in writing by the LHA before the new development is brought into use, this is to be reviewed annually.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan and any amendments, alterations as required as part of the annual review.

Reasons for Conditions:-

1 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.

2 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

3 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

4 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
5. In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

6. In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

7. To establish measures to encourage more sustainable non-car modes of transport, in the interests of highway safety and residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

INFORMATIVES

1. Environmental Health Informative in relation to Condition 2.
   Such a scheme should be commensurate with the recommendations of the Noise Impact Assessment by Apex Acoustics, reference 5805.M1A, dated 21 March 2019 and submitted as part of the application.

2. Sport England Informative
   The terraced stands hereby permitted shall not be constructed other than substantially in accordance with the FA's Guide to Safety at Sports Grounds 6th Edition via consultation with Level Playing Field.

Councillor Chris Aldred (Ward Member for Harrogate Fairfax), Jonathan Burden (Objector), David Smith (agent) and Gary Plant (applicant) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

The officer recommendations that the application be ‘approved subject to conditions’ were moved and seconded. On a vote being taken the Members voted unanimously for the officer recommendations.

APPLICATION NO.: 6.79.13821.FULMAJ
GRID REF: EAST 429080 NORTH 453309

LOCATION:
Land Comprising OS Field 0830 Beckwith Road Harrogate North Yorkshire HG2 0BG

PROPOSAL:
Erection of 40 no. dwellings with associated landscaping and access.

APPLICANT: Mulgrave Developments Ltd

DEFERRED and CP be authorised to APPROVE the application subject to the following conditions and such other conditions CP considers to be necessary and following the completion of a S106 Agreement requiring:

1. The development hereby permitted shall be begun on or before ?.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the  and as modified by the conditions of this consent.

3. 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.

4. Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

5. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of brick 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 brickwork panel shall be retained on site during the period of construction of all external walls that are constructed in brick.

6. A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority 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.

7. 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.

8 The site shall be developed with separate systems of drainage for foul and surface water.

9 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to
i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
ii) the means by which the discharge rate shall be restricted to a maximum rate of 2.9 litres per second.

10 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 Smeeden Foreman Tree Drawing SF 2791 dated June 2018) 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.

11 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.

12 A) No demolition/development shall commence until a Written Scheme of Investigation for archaeological recording has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

13 Construction in the relevant area(s) of the site shall not commence until the means of ensuring protection of the 6" diameter water main that is laid within the site layout have been implemented in accordance with details that have been submitted to and approved by the Local Planning Authority. If the required standoff distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

17 The bathroom windows to the houses on Plots 11, 12, 21 and 22 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.

18 A Construction Environmental Management Plan (Biodiversity) must be submitted for the written agreement of the local planning authority prior to the commencement of works.

19 An Ecological Mitigation and Enhancement Scheme to include details of native scrub, wildflower planting, bat and swift bricks etc. This scheme (which can be incorporated within the site landscape management plan) must be submitted and agreed by the LPA prior to the first occupation of any dwelling.

21 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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:

(a) the proposed highway layout including the highway boundary
(b) dimensions of any carriageway, cycleway, footway, and verges
(c) visibility splays
(d) the proposed buildings and site layout, including levels
(e) accesses and driveways
(f) drainage and sewerage system
(g) lining and signing
(h) traffic calming measures
(i) all types of surfacing (including tactiles), kerbing and edging.
(j) Kassell kerbs must be installed on the footpath radius, and adjacent for the length of the speed table.

(k) A speed table must be installed and constructed on the 1st corner leading into the site, to the satisfaction of the Local Highway Authority.

(2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

(a) the existing ground level
(b) the proposed road channel and centre line levels
(c) full details of surface water drainage proposals.

(3) Full highway construction details including:
(a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
(b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
(c) kerb and edging construction details
(d) typical drainage construction details.

(4) Details of the method and means of surface water disposal.

(5) Details of all proposed street lighting.

(6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

(7) Full working drawings for any structures which affect or form part of the highway network.

(8) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

22 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 in consultation with the Highway Authority before the first dwelling of the development is occupied.

23 There shall be no access or egress by any vehicles between the highway and the
application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

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

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
(ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.
(iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

a. Provision of tactile paving
b. Construct dropped crossings at the roundabout to the north east of the site, on both the Whinney Lane leg, and Beckwith Road leg to the satisfaction of the Local Highway Authority.

25 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

a. Provision of tactile paving
b. Construct dropped crossings at the roundabout to the north east of the site, on both the Whinney Lane leg, and Beckwith Road leg to the satisfaction of the Local Highway Authority.

26 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Y81:1073.05. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

27 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made
available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

28 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

29 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

30 No removal of trees or shrubs shall be undertaken during the main birds breeding season (March-August inclusively) unless a survey, undertaken within 48 hours of the commencement of such works by a suitably experienced ecologist, demonstrates that no actively nesting birds are present, that are likely to be disturbed by the works.

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

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

8 To prevent pollution of the water environment.

9 To ensure that no surface water discharges take place until proper provision has been made for its disposal.

10 To ensure the protection of the trees or shrubs during the carrying out of the development.

11 To ensure the protection of the trees or shrubs during the carrying out of the development.

12 In accordance with Section 12 of the NPPF (paragraph 199) as the site is of archaeological significance.

13 In the interest of satisfactory and sustainable drainage.

17 In the interests of privacy and residential amenity.

18 To ensure that harm to protected species and that the spread of alien species is avoided during construction.

19 To provide ecological mitigation and improvements in accordance with NPPF paragraph 175.

21 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

22 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

23 In the interests of highway safety.

24 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

25 The interests of the safety and convenience of highway users.

26 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.

27 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

28 In the interests of highway safety and the general amenity of the area.

29 To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

30 In order to protect nesting birds.

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. The applicant should discuss with the Highway Authority any proposals for altering the route.

The Council recognises that the line of the existing Public Right of Way has been recognised and is catered for within the proposed development plans. A temporary closure of the footpath may be required during the development.

2 In imposing Condition 21 above it is recommended that before a detailed planning
submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

3 There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

David Porter and Kathryn Jukes (Objectors) and Paul Leeming (Agent) and Karen Smith (Highways Consultant) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

The officer recommendations that the application be ‘deferred and approved subject to conditions and a S106 agreement’ were moved and seconded. On a vote being taken six Members voted for the officer recommendations, four against and there was one abstention.

96/18(04) CASE NUMBER: 18/05248/FUL
GRID REF: EAST 430184 NORTH 454384

APPLICATION NO.: 6.79.6271.F.FUL

LOCATION:
2 The Oval Harrogate HG2 9BA

PROPOSAL:
Demolition existing building and the erection of a new residential development comprising eight apartments with associated landscaping and hardstanding.

APPLICANT:
Oakdale Estates Ltd

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by Drawing No. (02) 003 rev B, received by the Council of the Borough of Harrogate on the 27th February 2019, and as modified by the conditions of this consent.

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 brick 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 brickwork panel shall be retained on site during the period of construction of all external walls that are constructed in brick.

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 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing (02)003 rev#. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

7 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

8 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

9 Works shall be undertaken in accordance with recommendations of the conclusions and recommendations (Table 6) of the Bat Emergence Survey (Arbtech, September 2014).

10 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 Part2A 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.

11 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
b) evidence of existing positive drainage to public sewer and the current points of connection; and
c) the means of restricting the discharge to public sewer to the existing rate less a minimum (30) % reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

12 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the number, location and maintenance of the 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) and provided in strict accordance with approved details prior to occupation of any dwellings so equipped.

13 The windows in the rear elevation of the stairwell 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 the interests of visual amenity.
4 In the interests of visual amenity.
5 In the interests of visual amenity.
6 In order to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
7 In order to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
8 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.
9 In the interests of conserving protected species.
10. 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.

11. To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

12. In the interests of air quality and promoting sustainable development.

13. In the interests of privacy and residential amenity.

INFORMATIVES

1. The ecological assessment which accompanies this application advises that a European Protected Species Licence (EPSL) will be required to be obtained from Natural England in order for the works to be undertaken lawfully. 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.

Councillor Rebecca Burnett (Ward Member for Harrogate St Georges), Susan Wilkes (Objector) and Diane Baines (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

The officer recommendations that the application be ‘approved subject to conditions’ were moved and seconded. On a voted being taken nine Members voted for the officers recommendations and one against.

96/18(05) CASE NUMBER: 18/05055/FULMAJ
GRID REF: EAST 431921 NORTH 470987

APPLICATION NO.: 6.31.2327.C.FULMAJ

LOCATION:
Land At Low Mill Estate Ripon North Yorkshire Hg4 1NP

PROPOSAL:
Demolition of 8 no. dwellings; Erection of 10 no. dwellings; Formation of access road, associated landscaping and hardstanding.

APPLICANT: Ailsa3 Ventures

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

0. For amendments to bin store arrangements and completion of a S106
PROPOSED CONDITIONS:

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

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the approved drawings listed below and the conditions of this consent:
   - 2017 87 23 I Proposed Site Plan
   - 2017 84 32 I Proposed Floor Plans
   - 2017 87 40 G Proposed Sections
   - 2017 87 41 F Proposed Elevations
   - 2017 87 45 F Proposed Elevations
   - 2017 87 49 G Proposed Elevations
   - 2017 87 36 I proposed Floor Plans

3. Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted as close to the calculated greenfield runoff rate as possible, or as otherwise a 30% minimum reduction of the demonstrable existing pre-development flow rate; This may be subject to a drainage network survey and further restrictions applied by other Authorities. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented in accordance with the approved details and maintained throughout the lifetime of the development.

4. No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

5. The development shall not commence until details of finished floor levels and mitigation measures within the submitted Flood Risk Assessment by ARP Associates have been submitted and approved in writing by the Local Planning Authority. The details should include levels of all properties. Finished Floor Levels should be set above the 1 in 100 year plus climate change flood level with an additional 600mm freeboard above the flood level. The development shall be
carried out in accordance with the approved scheme.

6 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to the means by which the discharge rate shall be restricted to a maximum rate of 2.24 litres per second.

7 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that phase has been completed.

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
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.

No demolition or construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply and sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority.

The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

No trees or other landscape features shall be planted within 5 metres of any water main or sewer laid within the site boundary. If the required protection measures are to be achieved via diversion or closure of the water main(s) or sewer, the developer shall submit evidence to the Local Planning Authority that the diversion
or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

10 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles.
(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation.

11 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available for a timescale to be agreed with the Local Planning Authority.

12 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in the works shall be implemented in accordance with the approved details and programme.

13 The footway on the northern radius of the adopted turning head must be constructed in accordance with the Specification of the Highway Authority. The details shall be submitted to the Local Planning Authority for approval prior to the occupation of the development. The dwellings shall not be occupied until it has been implemented in accordance with the approved details.

14 A scheme for ecological enhancement of the site, in keeping with the relevant recommendations (section 5) of the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Haycock & Jay, April 2018) must be submitted for the written approval of the local planning authority prior to the commencement of works to construct the external walls of any of the new dwellings. The scheme must include measures for the following:
- The prevention of spread of Himalayan balsam;
- the protection of trees, shrubs and the woodland on the embankment;
- the provision of integrated bat and swift bricks; and
- a sensitive lighting scheme to avoid impacting on the woodland or riverside vegetation.
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.

Prior to first occupation the approved residential use shall be constructed to provide sound attenuation against external generated noise so as to meet the following noise level standard set out below.

Table of noise levels that should not be exceeded

<table>
<thead>
<tr>
<th>LAeq (16 hr)</th>
<th>Living Room 35dB and Gardens 55 dB</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAeq (8 hr)</td>
<td>23:00 – 07:00 - Bedrooms 30 dB</td>
</tr>
<tr>
<td>LA10 (15 min)</td>
<td>23:00 - 07:00 - Bedrooms 45 dB</td>
</tr>
<tr>
<td>LAmax</td>
<td>23:00 – 07:00 - Bedrooms 55dB</td>
</tr>
</tbody>
</table>

Any noise mitigation works shall be retained for the life of the development unless agreed in writing with the planning authority.

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.

Notwithstanding the submitted details, a plan of the parking area shall be submitted for the approval of the Local Planning Authority prior to their construction showing the surface materials, delineation or parking spaces, location of Electric Vehicle Charging Points, details of measures such as trapped gullies for pollution control and boundary treatments. Once approved the development shall be implemented in strict accordance with the approved detail and retained free from obstruction for the life of the development.

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.

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Any further removal of woody vegetation must be undertaken outside of the main birds nesting season unless a pre-commencement survey by a suitably experienced ecologist determines that no actively nesting birds would be disturbed by these works. If this is required the details shall be submitted to the Local Planning Authority and the development undertaken in strict accordance with any approved details.

Notwithstanding the provisions of the Town and Country Planning (General
Permitted Development) (England) Order 2015, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings and for the avoidance of doubt in accordance with the requirements of the Planning Practice Guidance.
3. To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere in accordance with Core Strategy Policies SG4 and EQ1.
4. To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site in accordance with Core Strategy Policy SG4 and EQ1.
5. In the interest of amenity of the occupiers of the adjoining properties and flood risk mitigation.
6. To ensure that no surface water discharges take place until proper provision has been made for its disposal.
7. In the interest of satisfactory and sustainable drainage in accordance with Core Strategy Policy EQ1.
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. In order to allow sufficient access for maintenance and repair work at all times in accordance with Core Strategy Policy EQ1 to protect the infrastructure provision.
10. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area in accordance with Core Strategy Policy SG4.
11. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety in accordance with Core Strategy Policy SG4.
12. In the interests of highway safety in accordance with Core Strategy Policy SG4.
13. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety in accordance with Core Strategy Policy SG4.
14. Reason: to secure biodiversity improvements in association with development in accordance with NPPF paragraph 175(d).
15. In the interests of sustainable development in accordance with Core Strategy Policy EQ1.
16. To protect the amenities of future residents of the site in accordance with Core Strategy Policy SG4.
17. In the interests of visual amenity in accordance with Core Strategy Policy SG4.
18. In the interest of visual and environmental amenity in view of the proximity to the listed bridge, conservation area and River Skell in accordance with Core Strategy Policies EQ1, EQ2 and SG4.
In order to protect the residential amenities of the surrounding area and future occupants in accordance with Core Strategy Policy SG4.

In the interest of satisfactory and sustainable drainage in accordance with Core Strategy Policy EQ1.

To avoid disturbance to nesting birds during the course of works in accordance with Core Strategy Policy EQ2.

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

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 In relation to precautions to prevent mud on the highway these facilities shall include the consideration of the provision of wheel washing facilities.

3 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. The applicant should discuss with the Highway Authority any proposals for altering the route.

Yorkshire Water Comments

1) The Flood Risk Assessment prepared by ARP Associates (Report dated 21 November 2018) is acceptable. In summary, the report states that foul water will discharge to public combined sewer and sub-soil conditions do not support the use of soakaways with which YW agrees. Surface water therefore will discharge to public surface water sewer via storage with a restricted discharge of 2.24 litres/second.

2) On the Statutory Sewer Map, there is a 600mm combined sewer and a 600mm foul sewers plus a 225 mm diameter public surface water sewer and a number of small diameter public combined sewers (with associated access points) recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. Whilst it appears that they will not be directly impacted by being built over, it is essential that they are protected during the demolition and construction phases of the development. A proposal by the developer to alter/divert a public sewer will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991. For further information, regarding the location of the sewers, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email technical.sewerage@yorkshirewater.co.uk

5 If any topsoil is taken onto site for the formation of a domestic garden it should be
certified as suitable for a domestic garden. This should be validated through sampling once on site.

6 Electric vehicle charging point 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.

7 The boundary with the River Skell bank is in need of repair. Surface treatment should be sympathetic to the area and parking spaces clearly delineated with stone, brick, cobble setts or material other than white painted lines.

Hamish Robertshaw (Agent) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

The officer recommendations that the application be ‘deferred and approved subject to conditions and the submission of a satisfactory Ground Stability Report’ were moved and seconded. On a vote being taken six Members voted for the officer recommendations and three against.

96/18(06) CASE NUMBER: 19/00040/RG3
GRID REF: EAST 432112 NORTH 455486

APPLICATION NO.: 6.79.13835.A.RG3

LOCATION:
Land To The Rear Of 30 Fairfax Avenue Harrogate North Yorkshire HG2 7RF

PROPOSAL:
Erection of 3 no. dwellings including parking, access and associated infrastructure. (Revised Scheme).

APPLICANT: Harrogate Borough Council

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details found within the Application Form, Design and Access Statement, Biodiversity Check List, Contamination Assessment: Screening Assessment Form (Version 9.2) and drawing references: NB18(2)- 05, NB18(02)- 06, NB18(02)- 07 and NB18(2)- 08 dated and received by Harrogate Borough Council on 4th January 2019, Location Plan dated and received by Harrogate Borough Council on 8th January 2019 and drawing reference: NB18(02)- 09 dated and received by Harrogate Borough Council on 11th February 2019, drawing references: RPA Revision A and NB18(02)- 04 Revision B dated and received by Harrogate Borough Council on 11th February 2019 and as modified by this consent.
3 Prior to the construction of the foundations of the dwellings hereby approved samples of the materials to be used to construct the external walls and the roof of the development shall be submitted for the prior approval of the Local Planning Authority; thereafter the development shall be carried out in accordance with such an approval.

4 No construction works in the relevant area(s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off distance is to be achieved via diversion or closure of the 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 and that prior to construction in the affected area, the approved works have been undertaken. Thereafter the development shall be carried out in accordance with such an approval.

5 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to
   i) Evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
   ii) The means by which the discharge rate shall be restricted to a maximum rate of 3.5 litres per second.

Thereafter the development shall be carried out in accordance with such an approval.

6 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the number, location and maintenance of the electric vehicle charging points which 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.

7 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority a Site Management Plan for the provision of:
   (i) on-site parking capable.
   (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation.
8 Prior to the construction of the foundations of Plot 2 hereby approved the two first floor windows in the side elevation of number 14 St Andrew's Road shall be removed and the openings blocked up with bricks to match the side elevation of number 14 St Andrew's Road as shown on drawing reference: NB18(02)-04 Revision B. Thereafter no further first floor side windows, side dormers or side rooflights shall be installed or erected on the side roof or elevation of no. 14 St Andrew's Road.

9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing reference: NB18(02)-04 Revision B, and providing 2 parking spaces for number 30. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

10 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 footway shall be constructed in accordance with the Standard Detail number E6.
   (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 E6 and maintained thereafter to prevent such discharges.
   (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.

11 No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) 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.

12 No operations shall commence on site in connection with the development hereby approved until the heavy duty root bridge has been fully installed and protected during the construction phase (drawing: NB18(02)-04 Rev B).

13 The works hereby approved shall be monitored by a qualified arboricultural specialist in respect of the works specified in the submitted tree report, to ensure that the works are carried out in accordance with that report.

14 Notwithstanding the provisions of the Town and Country Planning Part 1 (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions (Class A), no dormers or roof adaptations (Class B), no additional doors, windows, or rooflights (Class C) or
detached outbuildings (Class E) without the granting of further specific planning permission from the Local Planning Authority.

15 The bathroom window to Plot 1 as shown on drawing reference: NB18(2)-05 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 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.
4 In the interest of public health and maintaining the public water supply
5 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
6 In the interests of air quality; in accordance with the guidance set out in the NPPF Paragraph 35 and Core Strategy Policy EQ1 of the Harrogate District Local Development Framework.
7 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.
8 In the interests of protecting privacy and residential amenity in line with policy SG4 of the Harrogate Core Strategy.
9 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.
10 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
11 In the interest of tree protection in relation to planning policy HD13 of the Saved Harrogate Local Plan.
12 In the interest of tree protection in relation to planning policy HD13 of the Saved Harrogate Local Plan.
13 In the interests of protecting privacy and residential amenity in line with policy SG4 of the Harrogate Core Strategy.
14 In the interest of protecting the neighbour's privacy and residential amenity in line with planning policy SG4 of the Harrogate Core Strategy.
15 In the interests of protecting privacy and residential amenity in line with policy SG4 of the Harrogate Core Strategy.

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 condition 9.

2 In regards to condition 6:
- One electric vehicle charging should normally be provided for each residential unit with dedicated parking space.
- 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 32Amps
- The charging point should be a Mode 3 with a type 2 outlet socket.

3 For further information regarding the pipeline protection and to arrange a site survey, the developer should contact tech_support_engineer_north@yorkshirewater.co.uk.

4 For further information, the developer should contact our Developer Services Team (telephone 0345 120 84 82, technical.sewerage@yorkshirewater.co.uk):
- On the Statutory Sewer Map, there are 150 mm diameter public foul and surface water sewers recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. Due to the sewers’ small diameters, in this instance, Yorkshire Water would look for any “build-over” to be controlled by Requirement H4 of the Building Regulations 2000 and no protective condition is required.
- A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

5 You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.

6 In order to comply with condition 8, you will need to submit a planning application for the installation of a new bedroom window in the front elevation of no. 14 St Andrew’s Road. Should you have any questions please submit your email enquiry to dmst@harrogate.gov.uk.

Councillor Chris Aldred (Ward Member for Harrogate Fairfax), Ian Seaward (Objector) and Gillian Wood (Applicant on behalf of HBC) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

The officer recommendations that the application be ‘approved subject to conditions’ were moved and seconded. One a vote being taken the Members voted unanimously for the officer recommendations.
PROPOSAL:
Outline application for the erection of 5 dwellings with access considered.

APPLICANT: Mr David Holmes

REFUSED. Reason(s) for refusal:

1 The proposed development would cause significant harm to the setting of the village and to the landscape character and visual amenity of the area by extending the built form of the village into open countryside at a location where there is a distinct break between the built form to the south of Nidd Lane and the open countryside to the north. The required highway improvements to Nidd Lane would further erode the visual amenity and rural character of the area. This harm would significantly and demonstrably outweigh the benefits of the proposal. The proposal is therefore contrary to policies SG4 and EQ2 of the Core Strategy and to saved policies HD20, C1 and C2 of the Harrogate District Local Plan.

Councillor Tom Watson (Ward Member for Nidd Valley), Carol Harrington (Objector) and Ben Holmes (Agent) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.

The officer recommendations that the application be 'refused' were moved and seconded. On a vote being taken seven Members voted for the officer recommendations, one against and there was one abstention.

APPLICATION NO.: 6.49.565.A.FUL

LOCATION:
2,3,4,8 Albert Terrace Glasshouses Harrogate North Yorkshire HG3 5QN

PROPOSAL:
Retention of four off street parking spaces, demolition of existing stone boundary walls and piers and removal of boundary gates.

APPLICANT: Mr & Mrs Holt, Woodhouse, Mitchell, Walker

APPROVED

Councillor Stan Lumley (Ward Member for Pateley Bridge and Nidderdale Moors) and Chris Woodhouse (Applicant) attended the meeting and spoke to the item under the Council’s Opportunity to Speak Scheme.
The officer recommendations that the application be 'approved' were moved and seconded. On a vote being taken the Members voted unanimously for the officer recommendations.

97/18 – APPLICATIONS DETERMINED UNDER THE PLANNING SCHEME OF DELEGATION: The Executive Officer – Development Management and Building Control submitted a list of planning applications determined under delegated powers, and also those delegated to himself in consultation with the Chair and Vice Chair of the Committee, which had been approved since the last meeting.

RESOLVED:

That the report be received.

(Unanimous)
Case No. 18/04571/REMMAJ Item No.01

Location: Land Comprising Os Field 6482, Allerton Park.

Proposal: Reserved matters application for Phase 1 Business Park including development of key infrastructure and serviced plots together with an Eco Lodge office complex, Crèche, Reception Hub and Doggy Day Care within the woodland with access, appearance, landscaping and layout considered.

Applicant: Forward Investment LLP

Access to the case file on Public Access can be found here:- view file

Reason for report: This application is to be presented to the Planning Committee because the proposal represents a significant application for a Business Park in the Borough.

SUMMARY

The submitted application represents the first phase of development following the outline approval for a Business Park under Planning Consent 16/05647/EIAMAJ. The proposed scheme provides significant economic benefits to the District by bringing forward a unique approach to the provision of office development, which will act as a catalyst for the remaining phases of the Park. The scheme will help meet the shortfall of commercial space within the District.

It is acknowledged that the scheme will have a greater impact upon the woodland than had been envisaged at the outline stage but the development where possible seeks to avoid the more sensitive areas of woodland by utilising previously despoiled areas of the site. Mitigation measures to enhance the woodland and ecological interests are proposed as part of the development. The scheme will have a negative impact upon the character of the nearby public bridleway, but overall such impact is not considered significant when assessed against the impact of former uses at the site and the remaining opportunity for enhancement.

The significant economic benefits that the development of this key employment business park will bring to the District outweighs the harm to the bridleway and to the
central section of woodland as a whole.

**RECOMMENDATION:** Approve subject to conditions
1.0 SITE DESCRIPTION

1.1 Outline planning consent was granted under application 16/05647/EIAMAJ for the development of a business park with access considered, in September 2018.

1.2 The application site is located at land to the south west of the junction of the A59 and A1(M) motorway at Flaxby and extends to some 40 hectares in area. The site comprises two arable fields to the eastern half of the site abutting the motorway to the east and A59 to the north. Flaxby Covert woodland comprises the eastern section. The woodland area includes the existing access road served from the A59 roundabout to the immediate north of the former Donnelly’s factory unit, now occupied by Ilke Homes. The woodland is protected by a Tree Preservation Order.

1.3 There is a large wetland area within Flaxby Wood to the west of the site access. The woodland is protected by TPO 13/00027. The industrial building to the south-west of the site is heavily screened by woodland with a bund separating the building from the Harrogate to York railway line. This line forms the south-west boundary of the site. The two arable fields to the eastern portion of the site are sub-divided by a dyke flowing west and low managed hedgerows. The A59 and A1(M) form the site boundary to the north and east respectively with the highway intersection elevated above the low-lying fields.

1.4 The site is remote from existing urban areas with the nearest settlement of Flaxby located approx. 0.5km to the north-west. The site has a mixed arable and woodland character, with the woodland covering approximately 50% of the site.

1.5 New Inn Farm is located south-east of the site on the southern side of higher land known as Bayram Hill. To the north-east of the site on the opposite side of the A1(M) and A59 is Allerton Park, a registered Historic Park and Garden (Grade II Listed). The Gardens are mid C19 and provide a setting for the Grade I listed Allerton Castle with surrounding parkland that was laid out
in the early C18. On a knoll in the Near Park to the north-west of the main
House stands the Grade II* listed Temple of Victory from where there are
expansive views over the parkland and surrounding countryside. The A1(M) / A168 defines the west boundary of the 205ha registered Historic Park and
Garden.

2.0 PROPOSAL

2.1 The outline consent established the principle of development with all matters
other than means of access reserved for later consideration.

2.2 In consideration of the outline application, the applicants identified that the
proposal is to establish up to 53,882sqm of employment use falling within the
‘B’ category of the Use Classes Order (B1a Offices, B1b Research and
Development and B1c Light Industrial uses). Ancillary uses are also
proposed for up to 2,787sqm of potential provision of facilities such as a gym
and/or Crèche (D2) and small scale retail and cafes (A1 and A3) are
included.

2.3 The development is to be built in phases and the applicants are now seeking
consent for Phase 1. To this end a reserved matters application is submitted
seeking approval for an eco-lodge complex within part of the woodland, to
include a central hub building (incorporating reception, security office, café,
kitchen, WC and Meetings rooms), crèche and doggy day care centre
(DCC). The proposal as envisaged by the applicant is to create ‘start up’
office accommodation for small to medium sized enterprises that will
complement the wider business park. The vision, as identified by the
applicant, is to create office lodges within a managed woodland space,
enhance bio-diversity and create a unique business environment that will set
the benchmark for the development of the park.

2.4 The scheme includes the eco–lodges together with the central Hub building,
crèche and ‘doggy day care centre’. The scheme provides for 20 lodges
consisting of three differing sized units. The smallest unit provides 178 sqm
(Type A) Type B provides 289 sqm and the largest unit Type C 396 sq m.
(5974 sqm of floorspace in total). Five Type A, eight Type B and Seven Type
lodges are proposed. Green roofs will be created on each new office building.

2.5 The central Hub building will provide 300 sqm of floor space with the crèche and DCC Centre providing 575 sqm between them. An internal 3.9m buggy route, buggy parking, footpath access route, trim trail, ponds and substation are included within the first phase.

2.6 The first Phase of Reserved Matters includes the access, design, layout and landscaping of the Offices Lodges and the key infrastructure to deliver serviced plots within the 1st Phase of Reserved Matters.

2.7 The proposal includes the provision of the main spine/access road through the eastern woods up to the serviced plots. No details are provided of the individual access roads within these plots; these details remain as Reserved Matters for consideration as part of a subsequent application (once an end user has been identified).

2.8 The scheme has been amended since the initial submission through the relocation of part of the parking area onto the previously approved plots 16 and 17 and the re-siting of a number of the lodges from the most southerly portion (and least disturbed area in terms of woodland) of the site into less sensitive areas. The re-sited units are all located on the outside of the internal service path. The 8 Lodges sited internally within the path remain as originally submitted.

2.9 The scheme differs from the Masterplan submitted under the outline consent as it includes development within the woodland area. The outline application did not, however, approve layout or siting. The approved scheme did set parameters of development as identified above (para 2.2). Condition 4 of the enabling consent did require revision to the parameter plan (building zones and heights). The proposed scheme makes use of the approved Plot 15, 16 and 17 for site parking and some of the facilities. These blocks are located outside the wooded area of the site. In accepting the reduction in built form required under Condition 4, (to increase the buffer planting along the southern boundary), this then allows consideration of development.
elsewhere within the red edge of the enabling outline consent, provided that the overall quantum of development is not increased over the initial parameters set in the outline consent.

2.10 The scheme does not utilise the whole of the woodland but a central portion of predominantly the eastern block, in the vicinity of the former paintball activity centre.

3.0 APPLICANT'S SUPPORTING INFORMATION

3.1 The application is supported with the following documents:

- Planning applications Forms
- Plans and elevations of the proposed buildings
- Masterplan
- Landscape Masterplan
- Biodiversity Enhancement Plan

3.2 In addition, supporting information has been submitted to discharge conditions of the enabling consent under the applications identified in the Site History Section, running parallel with the Reserved Matters application.

4.0 RELEVANT HISTORY

4.1 04/02318/FULMAJ: Retention of use of land for paintballing, retention of quad bike track, siting of portakabins and caravans, and installation of mesh fencing between trees. Permitted 03.08.2004.

4.2 16/02302/SCOPE: Environmental Impact Assessment Scoping opinion for development of a business park.


4.4 17/04697/DISCON: Application for approval of details required under conditions 4 (Parameter Plan) and 14 (Ecology) of planning permission

4.5 18/04572/DISCON: Approval of details required under conditions 3 (Construction phasing), 5 (Highways details), 10 (Construction Method Statement), 15 (Contamination details), 17 (Lighting scheme), 21 (Tree works), 22 (Tree replanting), and 24 (Woodland and Ecological Management Plan) of planning permission 16/05647/EIAMAJ - Outline application for development of business park with access considered. Pending Consideration.

4.6 18/04573/DISCON: Approval of details required under condition 11 (BREEAM) of planning permission 16/05647/EIAMAJ - Outline application for development of business park with access considered. Pending Consideration.

5.0 NATIONAL & LOCAL POLICY

5.1 National Planning Policy

5.2 The National Planning Policy Framework February 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

5.3 At the heart of the NPPF is a presumption in favour of sustainable development.

5.4 The Development Plan comprises:

5.5 a) the Harrogate District Core Strategy Development Plan Document, which was adopted on 11th February 2009, superseding a number of policies of the Harrogate District Local Plan, and forms part of the Local Development Framework, setting out the vision and the strategic policies for development and conservation in the Harrogate District up to at least 2021; and
5.6 b) saved policies of the Harrogate District Local Plan (adopted February 2001) incorporating Selective Alteration (adopted May 2004);

5.7 **Core Strategy**

CSSG3 Core Strategy Policy SG3 Settlement Growth: Conservation of the countryside, including green belt

CSSG2 Core Strategy Policy SG2 settlement growth: Hierarchy and limits

CSSG4 Core Strategy Policy SG4 settlement growth: Design and impact

CSJB1 Core Strategy Policy JB1: Supporting the Harrogate district economy

CSJB3 Core Strategy Policy JB3: Land for jobs and business

CSEQ1 Core Strategy Policy EQ1: Reducing risks to the environment

CSEQ2 Core Strategy Policy EQ2: The natural and built environment

CSTRA1 Core Strategy Policy TRA1: Accessibility

CSTRA2 Core Strategy Policy TRA2: Transport infrastructure

CSTRA3 Core Strategy Policy TRA3: Travel management and green belt

5.8 **Harrogate District Local Plan (2001, As Altered 2004)**


LPE06 Harrogate District Local Plan (2001, as altered 2004) Policy E6, Redevelopment and extension of industrial and business development

LPE08 Harrogate District Local Plan (2001, as altered 2004) Policy E8, New Industrial and Business Development in the countryside

LPHD13 Harrogate District Local Plan (2001, as altered 2004) Policy HD13, Trees and Woodlands

LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2, Landscape Character


LPT20 Harrogate District Local Plan (2001, as altered 2004) Policy T20, Bus Access

LPT22A Harrogate District Local Plan (2001, as altered 2004) Policy T22A, Measures to promote cycling


LPC09 Harrogate District Local Plan (2001, as altered 2004) Policy C09, Other New Community Facilities

LPNC4 Harrogate District Local Plan (2001, as altered 2004) Policy NC4, Semi Natural Habitats

5.9 Emerging Harrogate Local Plan

5.10 The site is identified as a Key Employment Site under Policy EC1 of the Emerging Local Plan, whilst Emerging Policy GS5 seeks to support a strategic employment site at Flaxby adjacent to the A1(M).

5.11 Supplementary Planning Documents

SPGLAP Supplementary Planning Guidance, Landscape Character Assessment of Harrogate District

SPGLND Supplementary Design Guidance, Landscape Design Guide

5.12 Other material policy considerations:
6.0 CONSULTATIONS

6.1 Environmental Health Contaminated Land - No objection, but make general comments on the overall scheme, highlighting that the noise modelling showed that the site was exposed to elevated traffic noise and that the design of the buildings needed to be considered with respect to suitable windows and ventilation to provide satisfactory internal noise levels. The plans show one electric vehicle charging point is to be provided for every 10 parking spaces; this is considered appropriate.

6.2 Mitigation in respect of noise is controlled through the imposition of condition 16 on the outline consent requiring the implementation of noise controlling measures identified within Hydrock (Reference C16 1369-ACO-EJ-20160721.PO3 dated July 2016 and subsequent requirement of the submission of a further noise report prior to occupation of any unit.

6.3 Environment Agency - Dales Area Office - No objection.

6.4 The Gardens Trust - The application site has outline approval, is quite a distance from Allerton Park on the opposite side of the A1(M) road and is low-build in an extensive wooded location. We think that this phase will not impact on the Registered Park and have no comments to make, however, we understand that later phases will be in open fields and need more consideration.

6.5 Harrogate Bridleways Association - Objected to the development prior to amended plans on the following grounds: Currently the public bridleway enjoys a quiet setting in woodland and with one minor road crossing. A significant amount of this pleasant and safe aspect will be lost under the current proposals. The detailed landscape and layout proposals show the bridleway affected by two public buildings and a complex crossing south of the proposed roundabout on the main access road. We do not believe these proposals are acceptable because the bridleway has not been given adequate protection in terms of amenity value and safety, particularly in the areas around the proposed roundabout and around the sales/reception...
building and doggy day care centre building. There appears to have been a lack of consideration for users of the bridleway with regard to access for visitors including dogs, and visitor parking for motor vehicles, bicycles and motor bikes for the site and these buildings and the route of the bridleway. The bridleway is shown on its current definitive line, with a diversion to a crossing point south of the roundabout and then back to its definitive line. This means that persons and dogs going to and from the reception/sales and the doggy day care will have to cross the public bridleway, this is not sensible or safe and further consideration needs to be given to complete separation of the access to the buildings and the public bridleway. Either the location of these buildings needs to be re-considered, or the orientation of them or the bridleway needs to be accommodated away from these buildings in a separate green corridor.

6.6 There are also concerns regarding proximity of the type C 2 storey Eco Lodge and Office number 5 to the bridleway, this lodge would appear to be right next to it, this again will reduce the existing amenity value of the public bridleway. Therefore, for these reasons of potential safety risks and loss of amenity in regard to the public bridleway we object to the proposals.

6.7 Following the receipt of amended plans, the route would be taken to the south of the car park, which would then take the bridleway to the crossing to the south of the roundabout and then loop south of the reception building before continuing in a generally southerly direction onto its current definitive line. On this basis and provided that the public bridleway is not used for the internal buggy path and is taken out of the car park, then this would be acceptable and a reasonable solution to the concerns with the original layout.

6.8 **Footpath Officer - NYCC** - Recommends the imposition of an informative to safeguard the Public right of way.

6.9 **NYCC Highways And Transportation** - Insufficient detail has been submitted at this stage to discharge the conditions for the phase proposed (See 18/04572/DISCON).
6.10 **Ramblers Association - Mr A Willoughby** - Objected to the initial submission prior to the amended plans on the following grounds: Firstly, there will be substantial loss of public amenity caused by the removal of a large number of trees. Secondly, there will be a reduction in public amenity and safety where the bridleway is crossed by what appears to be a 'buggy route'. This crossing is just to the south-east of the roundabout, where the bridleway is crossed by the route from the reception building to the circular buggy route. Could this arrangement be improved please, such that no crossing is necessary?.

6.11 **Health and Safety Executive (HSE)** – The site does not lie within the consultation distance of a major hazard site or major hazard pipeline; therefore at present the HSE does not need to be consulted on any developments on this site.

6.12 **Economic Development Officer** - Flaxby Green Park will be a key strategic employment site which will bring significant economic benefits to the Harrogate district and the wider region. It is considered that the business park is vital in helping to achieve a number of the priorities set out in our Economic Growth Strategy 2017-2035.

6.13 **Highways England** - The development cannot be brought into occupational use until various conditions are satisfied. As such, it is recommended by Highways England that the LEP Scheme junction improvements, in addition to any further highway agreements between the developers and the Borough Council, are facilitated as soon as possible in order to render the development as viable. Consequently, Highways England's position regarding the development remains unchanged, and no further comments will be provided on the development at this stage.

6.14 **Yorkshire Water** - No comments on the reserved matters application but await details in respect of condition 20 imposed on the outline application.

6.15 **Police Architectural Liaison Officer** - A BREEAM security needs assessment has been reported to the applicant, consequently the only comments relate to the Crèche. There should be appropriate boundary
treatment for the external play area and access control measures for the main entrance. This is to prevent unauthorised access and/or children from being able to wander into the woodland unaccompanied.

6.16 **Network Rail** - Network Rail has no comment to make as the reserved matters boundary is approximately 80 metres from the railway boundary. However, we do expect further consultation in due course in relation to condition 26 that was applied to the outline permission regarding the impact of the development site upon the adjacent railway crossings.

6.17 **Historic England** - No comments to make but suggest that the comments of HBC Conservation and Design team are sought.

7.0 **VIEWS OF THE PARISH COUNCIL**

7.1 Goldsborough and Flaxby Parish Council do not object to or support the application but make the following comments:

7.2 **GENERAL**: The plans and detail relate solely to the eco-lodge development. The reserved matters application area per the proposed plan also includes land for 6 serviced employment plots to the east of the wooded area with 55000sqm developable area, plus 2 other plots on the west side on 120000 sqm. There do not appear to be details for these 2 areas. Why have these 2 other plots been excluded?

7.3 **ECO-LODGE PLAN**: There are 20 units in 3 sizes plus a central hub. 2 unit types are single storey with the largest being two storeys. These are spread around the development. We do feel that the 7 larger 2 storey units may detract from the eco set-up and look out of place amongst the other single storey units and woodland setting.

7.4 The layout of the units and hub unit do not appear to be visible from the A59 immediately to the north, but would be visible from the A59 road nearer to the A1(M) and from the A1(M) itself. A landscape buffer is proposed along the A59. Would not a landscape buffer along the A1(M) boundary also be helpful?
7.5 The design of the units do appear 'eco-friendly' and the plan suggests most trees would remain in-situ, albeit we would question whether more tree removal may be required than indicated on the plan. What other landscaping is proposed to add to its eco status other than just retaining trees?

7.6 The development has a gross external area of 7200sqm and the 20 units can accommodate up to 830 people, plus there shall be an additional central hub. We would query that it does all appear to be quite a dense arrangement for an eco-friendly environment.

7.7 There are only 244 parking spaces for, potentially, over 800 people. Whilst there appears to be bus stops (and buggy tracks!) there is still likely to be pressure on parking and there are no obvious overflow areas other than on the access roads, potentially resulting in traffic hazards. As the future phases of the development are likely to introduce many hundreds more people, it is questioned whether this initial phase adequately accommodates the traffic infrastructure issues that this shall bring. One suggestion perhaps is to prohibit parking on the main access roads or widen these to accommodate some additional parking.

7.8 The designated parking spaces are quite a distance from some of the units. Well-illuminated access paths shall surely be required for visibility and safety but the nature of the lighting to the parking spaces does not appear to be specified to confirm it addresses safety and security issues whilst also having no adverse impact on light pollution.

7.9 Cycling and buses are identified as alternative forms of transport, but cycling along the A59, is challenging at the best of times! Perhaps a devoted cycle path, and footpath, could be introduced from Knaresborough and the A168. Few buses pass this location at present and it is assumed that the potential need for regular bus services to the park will be met by the local bus companies and every incentive possible is implemented including any subsidies from NYCC to make that happen.

7.10 The drawings propose 2 new bus stops on the A59 but no laybys are shown. Surely these bus stops should have laybys if they are to be located on the
A59. Also, for people coming from the west who then are having to cross a busy road (the A59), a pedestrian crossing of some sort should surely also be introduced. Alternatively, could a bus terminus be located at the site reception so that buses turn off at the roundabout and do not then affect traffic by otherwise stopping on the A59?.

7.11 Other than the unit design, there appears to be little else supporting the eco-nature of this development.

7.12 Two new sub stations are included and it is queried if there are sustainable measures in place such as on-site electricity generation, rainwater attenuation, water saving measures, innovative recycling, etc.

8.0 OTHER REPRESENTATIONS

8.1 None Received.

9.0 ASSESSMENT

9.1 Sustainability

9.2 The National Planning Policy Framework (NPPF) 2019 makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF seeks to ensure that proposals for sustainable development should be approved without delay. Paragraph 8 of the NPPF advises there 3 dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.

9.3 These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.
9.4 In accordance with the NPPF, the council will seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact are required to be considered.

9.5 Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

9.6 Paragraphs 80 to 82 of the NPPF explain the Government's commitment to securing economic growth in order to create jobs and prosperity and create conditions where businesses can invest, expand and adapt. The Government wants to ensure that the planning system does everything it can to support this objective. Paragraph 83 of the NPPF requires Local Plan policies to support economic growth in rural areas.

9.7 In consideration of the original enabling consent it was accepted that the current Economic policies contained within the development plan, principally Policies JB1 and JB3, were considered out of date.

9.8 Out-of-date policies also mean that Paragraph 11 of the NPPF and the presumption in favour of sustainable development is engaged (NPPF Para 11(d)). Development proposals should be approved unless policies in the NPPF that protect assets of particular importance provide a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

9.9 ECONOMIC SUSTAINABILITY

9.10 The Flaxby Green Park will provide a key strategic employment site which will bring significant economic benefits to the Harrogate District and the wider region (Emerging Local Plan Policy EC1 and GS5). It is considered that the
The Economic Growth Strategy places importance on the provision of 'higher value' growth sectors. These sectors are sympathetic to the strong local labour market conditions within the district and reflect: forecast growth and the existing strengths of the district's offer to these sectors with an attractive environment, quality of local services and education facilities and central location in the UK. With an aim of delivering the largest increases in economic productivity, the target sectors are:

- Creative and digital
- Scientific research and development
- Financial and professional services
- Logistics

This is the first reserved matters application, which is designed to deliver a first phase of key infrastructure and serviced plots for the business park. In conjunction with the infrastructure delivery and ancillary facilities, the proposal includes an eco-lodge office complex within part of the woodland, which will act as a catalyst for future development and provide an attractive environment which will help meet the target growth areas of the District. The scheme will create start-up office accommodation for small and medium sized enterprises that will complement the wider business park. This will offer opportunities for inward investment and help to attract businesses within high value sectors.

The Economic Development Unit identify that the development will be a catalyst for the full development of the rest of the site which will significantly support Harrogate district’s sustainable economic growth by:

1) Providing much-needed employment land for expansion and relocation purposes and thereby helping retain existing key local employers within the district;
2) Making a significant contribution to meeting the current and long-term demand for employment land in the district in a highly accessible location;

3) Creating opportunities for appropriate inward investment;

4) helping to attract businesses within high value sectors and creating opportunities for higher skilled workers, thereby helping to stem the substantial daily outflow of highly qualified workers to Leeds and York; and

5) Helping to redress the impact on the local economy of lower paid sectors highlighted by the district’s notably low workplace wages.

9.14 The principle of a business park has been established through consideration of the extant outline consent and the significant economic benefits of the development have been identified within that enabling consent approved under 16/05647/EIAMAJ.

9.15 ENVIRONMENTAL SUSTAINABILITY

9.16 As the principle of development has already been established with the earlier extant outline consent, it is necessary to examine whether the change in the masterplan, through the provision of the eco lodges in lieu of Unit 15 and parking areas within the vicinity of Plots 16 and 17 and associated infrastructure within part of the woodland area will have a significant and demonstrable adverse effect on primarily the woodland and ecological interests, to justify setting aside the significant economic benefits of the scheme, which is submitted as a catalyst for the development of the site as a whole.

9.17 Character and Appearance

9.18 The site as a whole comprises three distinct land uses. To the east is an arable field divided by an open field drain crossing east to west between the A1(M) and Flaxby Covert. To the west is the mixed deciduous woodland associated with Flaxby Covert and to the south-west is an area of land set within the grounds of the former RR Donnelly site (Now Ilke Homes), comprising amenity grassland, surfaced highways and existing hardstanding.
9.19 Phase 1 comprises development within part of the woodland area and to the south-west comprising part of the amenity grassland. The majority of the development in the woodland is to the eastern side of the existing access road, on part of the site utilised for paintballing activity, with the exception of the DCC, which is located on the western side of the existing access road.

9.20 The eco lodges are designed to be of timber construction under a green roof, constructed on raised stilts and serviced via the Main Hub Centre building via an internal access drive. The scheme includes a Crèche which is to be of timber and stone construction and the DCC (timber construction). The crèche would have its own parking area within a clearing within the woodland, with the majority of the parking area centred around the Hub building on open grassland to the south-west of the site. The larger Lodge (Lodge C) being of two storey construction with a roof height under a mono pitch roof of approx. 7 metres. The remaining units are of single storey construction.

9.21 The Hub Centre and parking areas are located on the previously approved siting areas of Plots 15, 16 and 17. An internal access path, which will incorporate a no dig technique to protect trees, is proposed to service the units.

9.22 The woodland as a whole is divided by an access road which runs south from the A59 to an industrial park south of the site boundary. The woodland the subject of this application contains a former paintballing facility, which occupies the majority of the woodland to the east of the access road, forming the reserved matters application. The woodland to the west of the access road contains ponds, one of which is used by a fishing club. There is a large presence of Himalayan Balsam within the woodland.

9.23 The paintball facility located within the woodland area comprises a series of small, temporary structures, including timber buildings and storage containers. A substantial amount of damage has occurred as a result of the paintballing land use. Compaction around trees, root disturbance and trees being cut back are examples of the activities which have left a large section of the woodland in need of care. The paintballing activity has also
accelerated the spread of Himalayan Balsam throughout the woodland. This area of the woodland contains many trees with physiological defects, likely caused by the paintballing activities that occur here.

9.24 The western half of the site is dominated by an area of predominantly broad-leaved woodland, with occasional coniferous specimens. Species present here include Common Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus) and Oak (Quercus robur).

9.25 As part of the supporting information submitted in consideration of the enabling application it was intended that the damaged woodland habitat will be allowed to recover, meaning the development will have a positive effect on this habitat. A woodland management will also be put in place to further enhance the area and ensure the future viability and safety of the trees. Such an approach is again envisaged as part of the current proposal.

9.26 Impact on Heritage Assets

9.27 There are no known heritage assets on the site. The wider setting does, however, include to the north east Allerton park, a grade II registered Park and Garden that contains a number of Grade I and II and II* star Listed Buildings, the most notable being Allerton Castle and The Temple of Victory. The parkland itself has been assessed as a high-value landscape.

9.28 Having accepted the principle of the wider business park to the east of the woodland for which it was concluded that the scheme would have less than substantial harm, under the then paragraph 134 of the 2012 NPPF, now para 196 of the NPPF 2019 and that impact would be outweighed by the economic and social benefit of the strategic business park, it is similarly concluded the proposed development of phase 1 will have a neutral impact upon the setting of the heritage assets.

9.29 Amenity - impact on existing and proposed residents

9.30 There are no residential units in the vicinity that will be affected by the proposed development.

9.31 Landscape
9.32 The site is situated to the south of the A59 highway and to the west of the A1(M) set within the south-west quadrant of junction 47. Flaxby village lies 0.6km to the north-west.

9.33 The site comprises three distinct land uses. To the east is an arable field divided by an open field drain crossing east to west between the A1(M) and Flaxby Covert. To the west is the mixed deciduous woodland associated with Flaxby Covert and to the south-west is an area of land set within the grounds of the former RR Donnelly site (Now Ilke Homes), comprising amenity grassland, surfaced highways and existing hardstanding.

9.34 The site is located in Character Area LCA 68: Hunsingore and Hopperton wooded farmland of the Council’s Landscape Character Assessment. Described as ‘a moderate to large-scale landscape consisting of large fields and several large woodland blocks creating a partially enclosed feel.........this is a pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is detrimental and the corridor is likely to be subject to future development pressure’.

9.35 The first phase of development is contained within the woodland area and central portion of the site adjacent to the access road. The site is thus already considered to be screened by the existing woodland, with restricted and filtered views only available on the A59 and A1(M) and users of the bridleway/footpaths in the vicinity of the site.

9.36 The Core Strategy seeks as a key objective to protect and enhance the built and natural environment, including biodiversity, landscape character, giving special protection towards these areas and buildings of recognised importance. This is maintained through Policy EQ2, which seeks to protect the high quality of the natural and built environment, giving a level of protection appropriate to its international, national and or local importance. Subject to the District’s need to plan for new Greenfield development, the landscape character of the whole district will be protected and where appropriate enhanced.
9.37 The site itself is not covered by any landscape designation that would suggest an increased value and there are no statutory or non-statutory designations that would prohibit its development. The woodland does, however, from a clear and distinct landscape feature of the locality.

9.38 The saved Harrogate District Local Plan Policy C2 seeks to ensure that development should protect existing landscape character. Clearly in applying this policy, where there is an identified need for development, there will be conflict through the loss of Greenfield sites.

9.39 Concern was expressed regarding the initial submission through the loss of additional woodland, over and above that originally considered in the Outline consent. This resulted in conflict with Landscape Strategy Plan No E10, which sought to retain existing woodland and brought under effective management to improve structure and species diversity. Following this concern the area of woodland affected by the proposal has been reduced and additional planting has been provided. Such an approach is welcomed.

9.40 The majority of the development, but not exclusively, is within the despoiled area of the woodland created by the former paintballing activity. The development of this area ensures the woodland to the north and west remains intact. The mature woodland will clearly act as a screen to the development. Views from the east into the site will be restricted to users of the A1(M) and A59, where it may be possible to see filtered views of the lodges, particularly when lighting is required. These views are very restricted and are constrained by the remaining woodland.

9.41 Members attention is also drawn to the remaining phases of the development that will take place on the two existing fields to the east, which when developed will further screen the development. Importantly, the edges of the woodland and tree canopies will be maintained and as such, it is the case officer's view that there would be only limited harm upon the character of the wider landscape. Such impact would reduce as the remaining business park is brought forward in its remaining phases.
9.42 As the development will include additional screen buffer landscape planting along the A59 frontage this will provide further landscape mitigation. It is concluded whilst there is some landscape impact, this can be mitigated. In this respect, revisions to the landscape masterplan for this phase of development is required to ensure native under canopy species are utilised. This can be controlled by condition.

9.43 **Highways**

9.44 Access was considered as part of the original enabling consent; however, it has been necessary to slightly alter the internal routing to take into account the revised proposal. An application to discharge the highway conditions 3 (construction phasing) and condition 5 (Highway Details) has been submitted under 18/04572/DISCON. Both conditions are awaiting determination and a response is awaited from the Highway Authority based upon the revised submission. Phase 1 will be reliant upon the access being provided and approved.

9.45 Members attention is also drawn to conditions 8 and 9 of the enabling consent, which were recommended at the request of Highways England in relation to improvements at Junction 47. Condition 8 requiring no part of the development to be brought into use before the construction of the LEP scheme and a slightly later trigger under condition 9 requiring the occupation of no more than 10.00SqM of floor space until further junction improvements are provided (The Flaxby Green Park Scheme).

9.46 Whilst approval of the scheme would not negate the requirement of the compliance with these conditions, additional highway/junction improvements works will be required before occupation of the proposed units. In terms of Condition 9, which comprises the additional junction improvements over and above the LEP scheme, the first phase of development will provide approx. 6,849 sqm of floor space. This is below the trigger point identified under condition 9 and would require the completion of the LEP scheme without the additional junction works required by Highways England for the remaining improvements to accommodate future phases of development at the site.
9.47 Internally within the site, the proposal provides for access to the lodges, car parks and the construction of the spine road to the main eastern portion of the site. Parking is provided for approximately 223 parking spaces, including 15 accessible parking spaces, 25 car sharing spaces, 6 motorcycle spaces and 25 electric vehicle charging points. The highway authority’s response is awaited on the companion ‘DISCON’ application.

9.48 Impact Upon Bridleway

9.49 It is acknowledged that a bridleway traverses the site in a general south-east to north-west direction. The saved Harrogate District Local Plan Policy R11 seeks to ensure that when considering development proposals which affect existing public rights of way, these rights of way and the opportunities they afford for informal recreation should be retained. Developments which would result in harm to the character or recreational and amenity value of existing rights of way and which do not involve the satisfactory diversion of the route will not be permitted.

9.50 The existing rights of way system provides an important part of the recreational opportunities in the District. When affected by development, these rights of way should be safeguarded or diverted along an appropriate route to retain their character; recreational and amenity value.

9.51 The development will impact upon a section of the bridleway towards the centre of the site in the vicinity of the Doggy care centre and central hub.

9.52 The Harrogate Bridleways Association initially objected to the scheme but following the receipt of amended plans which diverts the route and relocates the DCC; consider the diversion to be acceptable. In this respect, the diverted route avoids the immediate rear of the Doggy Care Centre and the parking areas of the central hub before joining the initial route. The amendment was received following concerns expressed by the Bridleway Association and from the Environmental team, regarding potential conflict of horse riders and the close proximity of the dog care centre and traffic movements to the bridleway.
9.53 It is acknowledged that users of the bridleway will be aware of the change in character of the site within this central area, through the presence of the facilities and Lodges. The route remains unchanged towards the southern portion of the site as it approaches and runs parallel with the Ilke Homes factory site.

9.54 The change in character would be apparent and most noticeable for the section that runs through the western portion of the woodland. The scheme itself would not restrict the use of the right of way. It is acknowledged that for this relatively small section of the route, the proposed development would have an adverse impact upon users of the route, by increasing activity and creating disturbance. Regard does have to be taken of the paintballing facility that previously occupied part of the woodland which by its very nature would have also had a damaging impact through noise and activity. The key consideration is that the woodland route was not an unspoilt route previously and as such, whilst damaging, the impact is not so great so as to justify refusal of the scheme when assessed against Policy R11.

9.55 Trees

9.56 Policy HD13 Trees and Woodlands protects against proposals that would involve the loss of trees or woodland that contribute to the character or setting of a settlement. Much of the character of the district’s built up areas derives from trees and woodland, therefore, it is important to prevent their loss. This will be done when such trees are considered to be under threat, by the confirmation of a Tree Preservation Order or by conditions attached to a planning permission.

9.57 A topographical survey has been provided to determine the impacts of this proposal. However, it is apparent that the proposal is likely to result in extensive vegetation loss and impacts upon existing trees.

9.58 The site has been heavily used previously as a paint-ball facility, ‘which has had a significant impact on the ground conditions of the site’ (draft woodland management plan - JCA Ref: 13972e/EW). In summary, it needs bringing
back to an improved state and standard going forwards and treated in a manner that is more respectful than it has been done previously.

9.59 It was originally anticipated and considered as part of the outline consent that the as the paintballing activity on the site of the woodland ceases, the woodland habitat will be allowed to recover. This is no longer the case with part of the area now to be included for the first phase of development.

9.60 The Council’s Arboricultural Officer initially expressed concern that the development would introduce a number of units in to the woodland as well as access roads, car-parking, utilities, lighting and ponds. This would result in the woodland becoming more fragmented, i.e. changing from a single woodland entity to becoming more akin to a series of tree groups. In these areas woodland would not be allowed to naturally regenerate, in essence there would be a loss of woodland cover going forwards. Even through re-planting within the remaining woodland area, which would naturally regenerate itself if left to its own devices, there is still considered to be an overall net-loss of regenerating capability. An area equal to the area lost to development would have to be identified on/adjacent to site (but joined) to mitigate for the loss. However, even if such an area existed it does not disguise the fact that the existing woodland would be affected by the proposals.

9.61 In addition, there is concern that the site will become somewhat sterile in nature to a necessity to ‘over manage’ it in terms of risk, i.e. footfall within the woodland will increase resulting in an increased target area and a necessity to control all risks. In that context there would be a loss of natural ecological and Arboricultural beneficial features. Seasonal and predicable light-loss, leaf fall & exudations on cars, units and other structures within the woodland will place added pressures on retained trees in order to mitigate such issues.

9.62 Following this concern the applicant has sought to remove some of the lodges to the more despoiled areas of the site and relocate some of the parking areas to open areas. The proposed site layout has been designed to minimise the number of trees that will need to be removed and to reduce the
potential impact on retained trees. It is accepted that more trees would be affected by the phase than anticipated within the initial masterplan submitted at the outline stage. 43 trees and 12 whole groups require removal to accommodate the proposals. These include 22 category ‘B’ items (19 trees, 3 groups), 17 category ‘C’ items (10 trees, 7 groups) and 16 category ‘U’ items (14 trees, 2 groups). Whilst the development will require the removal of trees from within the site, it should be noted that a woodland management plan, which will include new planting, has been commissioned. This will act to mitigate tree losses, improve the woodland diversity where needed and ensure the future maintenance and regeneration of the woodland is upheld.

9.63 The installation of buggy roads, spine road etc shall be installed first to provide some permanent and substantial ground protection for construction vehicles during development. Proposed ‘buggy roads’, parking spaces and walkways entails the construction of hard surfacing within the RPA of a number of retained trees. In order to prevent foreseeable damage to tree roots, a ‘no-dig’ method of construction will be utilised. Electrical cables are proposed to be laid along the buggy roads, to keep ground disturbance confined to where necessary.

9.64 The design of the office pods allows the retention of the trees closer to the buildings and within the floating balconies. The balconies will accommodate the tree stems by the removal of sections within the floor to the dimensions of the tree stems.

9.65 The central car park which serves the Crèche (annotated no.6 of the Masterplan Layout) has been halved in size to provide a total of 41 spaces thus significantly reducing impact on woodland ground cover in this location. This also allows for additional planting and replacement woodland.

9.66 It is proposed to relocate the car parking spaces from the central car park to a location opposite the Hub and within a development plot that is not within the woodland. The relocated car parking now relates better to the central Hub.
9.67 Lodges 4, 8, 17 and 10, which were previously proposed to be sited south of
the main drainage ditch, have been moved northwards in order to minimise
loss of high-quality woodland habitat.

9.68 The woodland management plan (WMP) would still seek to mitigate the loss
of those specimens required to be removed in order to facilitate the
proposed development through replacement planting, in order to maintain
and increase the site’s tree population, introducing more varied tree species
thereby bringing more species diversity into the site, improve the overall age
class of the trees on site, thus providing a more sustainable long term tree
cover, whilst focusing on habitat enhancement.

9.69 The Arboricultural Officers comments are awaited upon the revised scheme,
which indicates the planting of some 196 new trees, for which the applicants
state equates to a 3:1 replacement ratio. This represent an increase from the
2:1 planting originally proposed in consideration of the impact of the route of
the initial access road. The Rural Strategy Officer has, however, commented
that the most intensive management is likely to be required for those areas
of woodland which the plan does already cover. Furthermore, the woodland
management plan is adequate to cover the eastern woodland. So this may
be acceptable in discharging the condition in relation to Phase 1, providing
that the final version of the Woodland Management Plan is extended to
include the western woodland. The amended scheme will not, however,
remove all of the Arboricultural officers concerns regarding fragmentation of
the woodland.

9.70 **Ecology**

9.71 The protection of the ecological interests of sites is embodied within the saved
Harrogate District Local Plan Nature Conservation Chapter and the NPPF as
a whole. The nature conservation policies contained within the saved Local
Plan seek as an objective to protect sites, habitats and species of nature
conservation interests from inappropriate development and secondly to
enhance the nature conservation interest in the District. These aims are
considered consistent with the NPPF.
9.72 Saved Local Plan Policy NC4 is considered applicable in the determination of the application. This policy identifies that outside designated sites, development will not be permitted which would result in the loss of or damage to semi natural habitats which are important for nature conservation. Protection of these habitats will be afforded in accordance with their importance within the District.

9.73 The Policy does not therefore prevent development but will require mitigation and enhancement overall as required by the overarching chapter objectives. Woodland is listed as a priority habitat in the Yorkshire and Humber Biodiversity Delivery Plan, giving it medium – high (regional) value, although the poor state of this particular area of woodland may significantly reduce its ecological importance.

9.74 The proposed development includes the construction of ‘eco-offices’, alongside parking areas, access footpaths, and a service road. Twenty wooden offices buildings will be constructed within the central area of woodland; these will be raised off the ground and accessed by footpaths.

9.75 Without appropriate mitigation, the proposed development has the potential to impact on the ecological value of the site. The applicants have submitted a Biodiversity Enhancement Plan which identifies measures to protect and enhance the ecological features at the site before, during and after development. A significant proportion of woodland within the construction footprint is already disturbed and in a degraded condition, however, less disturbed areas remain that are of higher quality to the north and south.

9.76 The landscape strategy drawing submitted in support of the original enabling outline application included the stated aim for “existing woodland to be retained and brought under effective management to improve structure and species diversity” - Golby & Luck (Drawing E10 note 7). The Environmental Statement summarised the landscape Strategy for woodland as “the retention and safeguarding of Flaxby Covert and its associated woodland resource. Enhancement measures within the woodland will include the disposal and remediation of the existing paintball facility; the mitigation planting and reinforcement to compensate for any loss of tree cover in
securing any proposed highway access; the improved management of access to the woodland; and the adoption of a landscape and ecological management plan that adopts appropriate silvicultural management measures to secure the long-term prosperity of Flaxby Covert”.

9.77 It is acknowledged that the covert will be compromised by the development. This is considered to represent a departure from the initial design concept of the masterplan, which sought to restore the woodland (albeit accepting that it would be inevitable that an access road would further divide the woodland. Following initial submission, the scheme has been re designed to locate the lodges and parking areas to the more despoiled areas of the woodland.

9.78 In addition, the applicants identify that additional planting is also proposed within the buffer strip adjacent to the A59 as an early phase of structural landscaping for the main business park and which also significantly enhances the net-biodiversity gain associated with the first phase of Reserved Matters.

9.79 The submitted Biodiversity Enhancement Plan (BEP) makes no explicit reference to the western woodland and as such cannot discharge the provisions of condition 14 of the outline consent. The BEP only reference is that the western portion should remain unlit. Whilst this is welcome, a wider BEP would be required to cover this aspect of the woodland. It is therefore unclear whether the generic actions proposed in the enhancement plan (such as invasive species control, retention of standing and fallen dead wood and provision of faunal boxes) may be also applicable to the western woodland (none of the maps in the BEP cover the western woodland beyond the single cabin proposed for the western side, close to the roundabout).

9.80 It is acknowledged that the most intensive management is likely to be required for those areas of woodland which the plan does already cover i.e. the area of the former paint-ball site (where the existing woodland is most degraded) and around the new lodges (where the intensity of recreational pressure will be highest in future) and which form Phase 1 of the development. It is also recognised that the Woodland management Plan is adequate with respect to this eastern woodland in covering such arboricultural operations as
thinning, selective felling, restocking etc. to improve the age structure, increase species diversity and re-instate hazel coppicing to the woodland and is additionally complemented by the Biodiversity Enhancement Plan, for this part of the site.

9.81 The eco-lodges in the woodland, which include relatively low construction impacts and enhancements such as green roofs and integrated faunal boxes, is accepted by the Council as providing an interesting and unique approach to the development of the site. The proposed amended layout, which confines the footprint of the cabins more closely within the previously more degraded woodland, and which slightly reduces the amount of car-parking in the woodland is recognised as an improvement on the previously proposed layout.

9.82 The BEP, as it applies to the eastern woodland, is acceptable, providing that its provisions are strictly implemented, under ecological supervision. There are no details however of the management arrangements for dogs in the woodland, given the proposal for a dog care centre. If the woodland were to become the main exercise area for a large number of dogs, there may be deleterious impacts caused by disturbance to wildlife and ground flora and nutrient eutrophication by faeces, in the absence of adequate controls. This is not something which has been addressed in the assessment of potential impacts of the development but is a matter which it ought to be possible to provide comfort to the local planning authority. It is considered that this can be controlled through the imposition of a condition.

9.83 It is acknowledged the Landscape Masterplan refers to the planting of Portuguese Cherry Laurel (Prunus lucitania) a non-native species as ‘woodland understorey hedgerow planting’ which is not acceptable within a native broad-leaved woodland, which is a UK and Harrogate District Biodiversity Action Plan priority habitat. This cannot be supported and is contrary to Policy EQ2 of the Core Strategy in which “priority measures to protect and enhance the District’s natural and built environment” including to “increase wildlife habitats and species in accordance with the District’s Biodiversity Action Plan”. This is a matter which can be easily addressed by
the replacement of non-native cherry laurel with native understorey hedging within the woodland. This can be controlled by condition.

9.84 It is welcomed that the biodiversity accounting exercise now takes account of the area impacted by 1 lux of lighting, as being indicative area of impact beyond the footprint of the lodges and footpaths. The BREEAM calculations demonstrate net biodiversity gain, based on the assumptions which have been input.

9.85 SOCIAL SUSTAINABILITY

9.86 The delivery of the site for office accommodation will provide a social role by delivering employment and supporting a strong and vibrant economy. The development of the site for B1 office alongside the provision of the crèche and other facilities including the canine care centre will fulfil a social role delivering employment opportunities in a sustainable location adjacent to an extant employment business park.

9.87 The significant benefits of the employment provision has been covered within the section has been covered within the Economic Sustainability section.

9.88 The scheme includes a Crèche and Doggy Care Centre. Both uses provide a social role for employees at the site. The saved Harrogate District Local Plan Policy CF9 identifies that proposals for new community facilities would normally be expected to be provided within the main built up limits of settlements. Clearly that is not the case in consideration of this proposal as the two uses will serve primarily the new business park. The policy does, however, identify that in exceptional circumstances the redevelopment of an industrial site may be acceptable. Such circumstances establish the principle of development on industrial sites and whilst the scheme does not represent redevelopment in this instance, it is considered that the uses are appropriate to serve the site moving forward, representing a planned social approach to the development of the wider business park as a whole.

10.0 OTHER MATTERS
10.1 Various conditions of the enabling consent are considered under the supporting applications, which include the lighting proposed for the site. A lighting design statement has been submitted by MRB Consulting Engineers, dated 25 October 2018, together with a light spillage plan. This shows that the design is to achieve very low levels and provides a contour around the development area showing that the levels reduce to 1 lux. The lighting scheme is also to be timed with specific lighting to be on activation mode.

11.0 PLANNING BALANCE & CONCLUSION

11.1 The Council’s employment land allocation and quantum policies are considered out of date and as such paragraph 11 of the NPPF is engaged in the consideration of the application.

11.2 The Council is looking to increase its employment land provision through the emerging Local Plan process and the Housing and Economic Development Needs Assessment identifies a need to provide for a minimum of 38 hectares of new employment land up and until 2035. However, there is a need to allocate more than this figure to provide for a choice of sites and ensure flexibility of supply.

11.3 It is important for the sustainable growth of the local economy that a range of different sites and premises is provided to accommodate the full spectrum of user requirements. Flaxby has been identified as the most appropriate location for a strategic employment site because it has excellent access to the strategic transport network and will benefit from planned improvements to Junction 47 of the A1(M).

11.4 In this case, the quantum of development has already been established on this site through the granting of the outline permission, and the scheme provides for important small and medium sized enterprises with flexibility for co-working office space.

11.5 The first phase of development will augment the high quality, landscaped ‘green business park’ envisaged for the site, which will help focus on high quality business uses which will meet a significant proportion of the identified
needs in the Harrogate district. The scheme supports the Council’s corporate policy to support a strong and diverse local economy.

11.6 This proposal will provide the first phase of the development and adjusts the masterplan, through the redevelopment of the previously identified Plots 15, 16 and 17 and the provision of eco lodges and facilities within part of the despoiled woodland area. This was not assessed as part of the outline consent, which primarily sought to maintain the wooded areas undisturbed with the exception of the provision of the access road to serve the main eastern portion of the site. The eastern portion remains to be developed.

11.7 The first phase of development, as recognised within the socio economic section will act as a catalyst for the remaining park and bring significant economic benefits to the district (accepted as part of the enabling consent). The scheme will provide a unique approach to the development of the site. It has been demonstrated that the scheme will not have an ecological harmful impact upon that part of the woodland the subject of this phased development, albeit an additional condition will be required to control the ecological impact of the Doggy Care Centre. There is some harm to the existing bridleway as a result of increased activity and development and also to the woodland in comparison to the outline masterplan, but the lodges have, however, where possible been located in the despoiled areas of the wood and mitigation is proposed.

11.8 Given the shortfall of employment land and the benefits that the site will bring to the district, it is considered that this would outweigh the harm to the significance of the woodland and bridleway which has been despoiled by previous activity and approval of the application can be supported.

11.9 Condition 24 of the enabling outline planning consent required a comprehensive long-term woodland and ecological management plan for the woodlands across the whole red edge of the outline application site. The submitted woodland and ecological management plan, only relates to that area of the woodland within which the eco lodges are to be sited. It is therefore necessary to add an additional condition to the reserved matters application, securing the submission of the outstanding woodland and
ecological plan to the remaining areas of the site. Such a plan must include proposals for the management of pre-existing long-standing woodland and new planting associated with the current development. It shall include proposals to reconcile the requirement to maintain features of interest to wildlife with public access (including a risk assessment based management of the requirement for felling/surgery) as per the requirements of the original condition.

12.0 RECOMMENDATION

12.1 That the application be APPROVED subject to conditions:

1) The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

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

- Proposed Site Plan Drawing FEH THA PR AL 050-Rev P31
- Proposed Plans
- FEH THA PR AL 100 Lodge Type A - Ground Floor 1:100 A3
- FEH THA PR AL 105 Lodge Type A - Roof Plan 1:100 A3
- FEH THA PR AL 110 Lodge Type B - Ground Floor 1:100 A3
- FEH THA PR AL 115 Lodge Type B - Roof Plan 1:100 A3
- FEH THA PR AL 120 Lodge Type C - Ground Floor 1:100 A3
- FEH THA PR AL 125 Lodge Type C - Roof Plan 1:100 A3
- FEH THA PR AL 130 Lodge Type C - First Floor 1:100 A3
- FEH THA PR AL 140 Hub Building - Ground Floor 1:100 A3
- FEH THA PR AL 145 Hub Building - Roof Plan 1:100 A3
- FEH THA PR AL 150 Crèche - Ground Floor 1:100 A3
FEH THA PR AL 155 Crèche - Roof Plan 1:100 A3
FEH THA PR AL 160 Doggy Day Care - Ground Floor 1:100 A3
FEH THA PR AL 165 Doggy Day Care - Roof Plan 1:100 A3
Proposed Sections
FEH THA PR AL 200 Lodge Type A - Sections 1:100 A3
FEH THA PR AL 210 Lodge Type B - Sections 1:100 A3
FEH THA PR AL 220 Lodge Type C - Sections 1:100 A3
FEH THA PR AL 230 Hub Building - Sections 1:100 A3
FEH THA PR AL 240 Crèche - Sections 1:100 A3
FEH THA PR AL 250 Doggy Day Care - Sections 1:100 A3
300- Elevations
FEH THA PR AL 300 Lodge Type A - Proposed Elevations 1:100 A3
FEH THA PR AL 310 Lodge Type B - Proposed Elevations 1:100 A3
FEH THA PR AL 320 Lodge Type B - Proposed Elevations 1:100 A3
FEH THA PR AL 330 Lodge Type C - Proposed Elevations 1:100 A3
FEH THA PR AL 340 Lodge Type C - Proposed Elevations 1:100 A3
FEH THA PR AL 350 Hub Building - Proposed Elevations 1:100 A3
FEH THA PR AL 360 Hub Building - Proposed Elevations 1:100 A3
FEH THA PR AL 370 Crèche - Proposed Elevations 1:100 A3
FEH THA PR AL 375 Crèche - Proposed Elevations 1:100 A3
FEH THA PR AL 380 Doggy Day Care - Proposed Elevations 1:100 A3
FEH THA PR AL 385 Doggy Day Care - Proposed Elevations 1:100 A3
Car Park Plans and Sections
294_FEH_THA_PR_AL_060_Parking_P5 19-02-2019
294_FEH_THA_PR_AL_061_Parking_P3 19-02-2019
294_FEH_THA_PR_AL_062_Parking_P3 19-02-2019
294_FEH_THA_PR_AL_063_Parking_P2 19-02-2019
3) Samples of the external materials to be used in the construction of the buildings approved under Phase 1 shall be submitted for the written approval of the Local Planning Authority, except in the case of the stone walling to be used on the Hub Centre for which a sample panel shall be erected on site. No external walling shall commence in advance of such approval. Development shall be carried out in accordance with the agreed details.

4) The development of Phase 1 of the Business Park shall be carried out in accordance with the provisions of the Biodiversity Enhancement Plan (BEP v3 March 2019) and JCA Woodland Management Plan in so far as it relates to the woodland affected by development on the eastern side of the existing access road.

5) In addition to condition 24 of the approved outline consent (planning reference 16/05647/EIAMAJ) details of a comprehensive long-term woodland and ecological management plan for the woodlands for the western portion of the site to deal with the management of the doggy care centre shall be submitted for the written approval of the Local Planning Authority. The Doggy Care Centre shall not be brought into use until such time as the management plan has been agreed.

6) Notwithstanding the submitted Landscape Masterplan, the planting of the woodland understorey hedgerow planting shall not utilise the planting of Prunus lusitanica, which is a non-native species. Planting shall incorporate native species only and a replacement understorey hedgerow plant shall be specified in accordance with a scheme that shall be
submitted for the written approval of the Local Planning Authority which specifies plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved planting scheme shall be implemented in strict accordance with the details as approved by the Local Planning Authority.

7) Details of any proposed boundary treatment/security fencing/walling required for the proposed external play area for the Crèche must be submitted for the written approval of the Local Planning Authority. Thereafter the approved details shall be implemented prior to the first use of the building.

Reasons for Conditions

1) To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2) To secure the satisfactory implementation of the proposal.
3) In the interests of visual amenity.
4) Having regard to the ecological interests of the site.
5) To ensure the long term management of the woodland in the interests of the amenities of the area.
6) To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
7) In the interests of amenity and safety

INFORMATIVES

1) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of 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. The applicant should discuss with the Highway Authority any proposals for altering the route.
In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informative/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.

Case Officer: Andy Hough

Expiry Date: 13 February 2019
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Case No. 18/04456/EIAMAJ  
Item No.02

Location: Highfield Farm, York Road, Knaresborough, HG5 0SU.

Proposal: Application for outline planning permission, with all matters reserved, for up to 402 dwellings with associated demolition, infrastructure works and open space. (Site area 24ha).

Applicant: Taylor Wimpey UK Limited.

Access to the case file on Public Access can be found here: view file

Reason for report: This application is to be presented to the Planning Committee because it comprises more than 50 dwellings.

SUMMARY

It is proposed to erect up to 402 dwellings on a site at Highfield Farm, York Road, Knaresborough. The site lies to the north of the A59 York Road to the east of Knaresborough. The site lies immediately to the east of the permitted Manse Farm development (Ref 13/00535/EIAMAJ & 17/05491/REMAJ). The current application is wholly in outline, with all matters reserved.

Highways England (HE) initially placed a notice of non-determination on the application, which prevented the Council determining the application for a period of 6 months (i.e. 24th May 2019). However, following discussions with the applicant, HE has confirmed that it would lift any objection to the proposed development subject to an agreement on the Highway contribution required, and the subsequent securing of this through a s106 agreement.

This is an allocated site in the emerging Local Plan (K25) which will contribute to the Council’s housing land supply. In the absence of any harm that would significantly and demonstrably outweigh the benefits of the development, it is recommended that the application be approved.

RECOMMENDATION: Defer and Approve subject to conditions and a S106 Agreement
1.0 SITE DESCRIPTION

1.1 The site is located north of York Road (A59) on the eastern edge of Knaresborough and comprises approximately 24ha of agricultural land, including some farm buildings.

1.2 The site is immediately abutted to the west by the recently approved Manse Farm development for 600 dwellings, primary school and employment land (Ref Nos 13/00535/EIAMAJ and 17/05491/REMAJ).

1.3 The Harrogate to York railway line forms the northern boundary to the site, with further farmland beyond. The A59 York Road runs along the south boundary, with two arms either side of the A59/A658 (Goldsborough) roundabout.

1.4 The site comprises 4 irregular shaped fields with a landscaped belt on either side of ‘The Rampart’, a watercourse along the southern boundary. The site is predominantly greenfield with trees and hedgerows along field boundaries. Highfield Farm is included within the site, which includes a farmhouse and a number of farm buildings. Highfield House and Highfield Cottage to the south are outwith the site boundary.

1.5 A further watercourse runs north to south, dividing the site into two east and west parcels. An overhead cable runs from east to west along the northern portion of the site.

2.0 PROPOSAL

2.1 It is proposed to erect up to 402 dwellings on the site, with associated infrastructure works and open space.

2.2 The application is wholly in outline, with all matters reserved (i.e. access, layout, landscaping, scale and appearance).

2.3 The application is accompanied by an Illustrative Masterplan. This shows two vehicular access points. The primary access will be from a new roundabout on the A59 York Road on the southern boundary of the site. This would be in
the approximate location of an existing lay-by on the north side of the A59, to the east of the existing Goldsborough roundabout. A potential secondary/emergency vehicular access is proposed to the west of this roundabout on the approach to Knaresborough. Pedestrian links are proposed in the south-western and south-eastern corners of the site as well as along the western boundary linking to the Manse Farm development.

2.4 The Illustrative Masterplan shows an extensive swathe of open space along the southern part of the site, along the banks of The Rampart, which is in Flood Zone 3. There would be additional swathes of open space alongside the watercourses running through the site, and in the northwest corner, adjacent to the site of the potential Rail Halt.

3.0 APPLICANT'S SUPPORTING INFORMATION

3.1 The application was subject to an Environmental Impact Assessment (EIA) and is accompanied by an Environmental Statement (ES).

3.2 The application is also accompanied by the following documents:

- Planning Case Report
- Statement of Community Involvement
- Parameters Plan
- Design and Access Statement
- Illustrative Masterplan
- Tree Report
- Section 106 Heads of Terms
- Protected Species, Wildlife and Habitats Pro-forma
- Designing Out Crime Report

4.0 RELEVANT HISTORY

4.1 None.

5.0 NATIONAL & LOCAL POLICY

5.1 National Planning Policy
5.2 The National Planning Policy Framework February 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

5.3 At the heart of the NPPF is a presumption in favour of sustainable development.

5.4 Core Strategy

- Policy SG1 Settlement Growth: Housing Distribution
- Policy SG2 Settlement Growth: Hierarchy and limits
- Policy SG3 Settlement Growth: Conservation of the countryside, including Green Belt
- Policy SG4 Settlement Growth: Design and Impact
- Policy EQ1 Reducing risks to the environment
- Policy EQ2 The natural and built environment and green belt
- Policy TRA1 Accessibility
- Policy C1 Inclusive communities

5.5 Harrogate District Local Plan (2001, As Altered 2004)

- Policy C2 Landscape Character
- Policy HD13 Trees and Woodlands
- Policy HD20 Design of New Development and Redevelopment
- Policy T20 Bus Access
- Policy H5 Affordable Housing

5.6 Emerging Harrogate Local Plan

5.7 The application site is included in draft allocation K25.

5.8 Supplementary Planning Documents
5.9 Other material policy considerations:

Planning Practice Guidance

Environmental Impact Assessment Regulations 2017

6.0 CONSULTATIONS

6.1 Network Rail - No objection in principle to the development, but requirements must be met on the following issues:

- Level crossings
- Drainage
- Fail safe use of cranes and plant
- Excavation/earthworks
- Security
- Vibro-impact machinery
- Scaffolding
- Encroachment
- Soundproofing
- Landscaping
- Access to railway
- Play areas/public open space

6.2 Environment Agency - Dales Area Office - No objection. Recommend condition stating that all development should be located in Flood Zone 1, and there shall be no raising of ground levels in Flood Zone 3.
6.3 **Knaresborough Civic Society** - No comments received.

6.4 **County Education Officer** - Contribution of £1,366,398 sought. To be available to deliver additional school places as required in Goldsborough and/or Knaresborough.

6.5 **Environmental Health Contaminated Land** - Recommends conditions on Construction and Demolition, Land Contamination, Noise and Air Quality.

6.6 **Head Of Parks & Environmental Services** - No comments received.

6.7 **Housing Department** - This site falls under Policy H5 and if deemed suitable for development would require 40% affordable housing, subject to financial viability.

6.8 **Natural England** - No objection. Considers that the proposed development will not have significant adverse impacts on designated site Hay-a-Park SSSI.

6.9 **Police Architectural Liaison Officer** - Recommend a condition requiring full details of how the issues raised by the Police Designing Out Crime Officer are to be addressed, to be detailed in any Reserved Matters application.

6.10 **Yorkshire Water** - No comments received.

   **Highways England** - Will be in a position to offer a 'no objection' response once agreement has been reached between HBC, NYCC, the developer and Highways England as to the appropriate level of contribution required, and the subsequent securing of this through a s106 agreement between the applicant and Harrogate Borough Council. See Assessment of Main Issues.

6.11 **NYCC Highways And Transportation** - Notwithstanding the uncertainty regarding the views of Highways England at Junction 47, recommend that the following matters are addressed through a s106 agreement or by conditions.

1. £5000 contribution towards monitoring of Travel Plan

2. £5000 contribution towards Traffic Regulation Orders
3. Extension to bus route on the Manse Farm development

4. Provision of highway link into site from a new 3-arm roundabout on A59

5. Construction of highway link to Manse Farm development

6. Safe pedestrian routes into Manse Farm development

7. Emergency vehicle access to the A59.

See Assessment of Main Issues.

6.12 **NYCC Lead Local Flood Authority (SuDS)** - No objections in principle. Recommend that the applicant refers to NYCC current SuDS Design Guidance and any other relevant guidance from the Water Authority and IDB.

6.13 **Swale And Ure Drainage Board (Includes Claro)** - Recommend condition re surface water discharge. Any surface water discharge into any watercourses in, on, under or near the site requires consent from the IDB.

6.14 **Heritage Unit of NYCC** - Recommend that a scheme of archaeological evaluation should be undertaken to identify and describe the nature and significance of any surviving archaeological remains within the proposed development area.

7.0 **VIEWS OF THE PARISH COUNCIL**

7.1 **Goldsborough Parish Council** Objects on the following grounds

- Increased traffic
- Detracts from rural nature of the Parish
- Lack of public transport
- Pressure on local and community services
- No access to Manse Farm development
- No guaranteed rail halt
- Cumulative impact with new settlement
7.2 **Knaresborough Town Council** Objects. Although this site has been included by Harrogate Borough Council in the emerging Local Plan as an allocated site, it is not a sustainable site. In the Design and Access Statement the applicant states that the site is 1.9 miles from Knaresborough Railway station and that the nearest buses leave from a point 400m from the site.

Furthermore, the development has not provided the following items deemed necessary for this development in the emerging Local Plan.

‘7. The design of the site should include large areas of connected Green Infrastructure provision that are capable of providing recreational space, including circular walking routes, that will mitigate the potential for increased recreational pressure on the nearby Hay-a-Park SSSI. Investigate the potential for linking on-site Green Infrastructure and recreational routes with those on the neighbouring Manse Farm development in order to create more extensive circular routed and connections.

8. Provide vehicle, cycle and pedestrian access from the a59. More than one point of access will be required; investigate securing secondary access through the Manse Farm development site to the west.

9. The layout of the site should be permeable in order to enable convenient pedestrian and cycle routes within the development, linking into the neighbouring Manse Farm development site to the west, and to connect with the public footpath that runs from south of the A59 to Goldsborough.

10. Contribute to a passive cycling route through the site between Knaresborough and Flaxby.’

The current planning documents do not show any of these items.

8.0 **OTHER REPRESENTATIONS**

8.1 4 representations received. Grounds of objection:

- Additional traffic
- Lack of infrastructure
- Cumulative impact with other major developments
• Loss of greenfield open countryside site
• Lack of school places

9.0 ASSESSMENT

9.1 Main Issues

• Housing Land Supply
• Affordable Housing
• Public Open Space
• Education
• Environmental Impact Assessment
• Highways
• Landscape
• Drainage
• Ecology
• Archaeology
• Residential Amenity
• Construction and Demolition
• Air Quality
• Noise
• Land Contamination
• K25 Site requirements
• Section 106 agreement
• Planning Balance

9.2 Sustainability

9.3 SOCIAL SUSTAINABILITY

9.4 Housing Land Supply

9.5 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement with appropriate buffer.
9.6 Where an authority cannot demonstrate a five year supply of housing land, this is an identified situation where policies relating to the supply of housing land are rendered out-of-date (NPPF, Para 11d footnote 7). In such circumstances housing applications should be assessed under Paragraph 11 of the NPPF and the presumption in favour of sustainable development should apply.

9.7 Following work to review the Council’s housing supply figures prior to the Local Plan Examination in Public it is considered that the council has a 5.56 year supply. For the purpose of determining planning applications it is therefore the Council’s position that there is a five year supply of deliverable housing land and this means that the presumption in favour of sustainable development in Paragraph 11 is not triggered on the basis of the land supply position alone.

9.8 Whilst the Council can now demonstrate a 5 year supply of land for housing it is important to take steps to maintain it. This is because the Council’s adopted policies for the supply of housing contained within the current Local Plan/Core Strategy and associated development limits are out-of-date and can be given no more than limited weight. In order to maintain the supply position greenfield land outside the existing development limits will continue to be needed.

9.9 Out-of-date policies also mean that Paragraph 11d of the NPPF and the presumption in favour of sustainable development is engaged. Development proposals should be approved unless policies in the NPPF that protect assets of particular importance provide a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

9.10 In light of the benefits that would come from the delivery of new homes in maintaining the 5 year supply, applications will therefore need to be determined on a case by case basis, only refusing them where the planning harm significantly and demonstrably outweighs the benefits.
9.11 Affordable Housing

9.12 This site falls under Policy H5 and if deemed suitable for development it is considered appropriate to require 40% of the dwellings as affordable housing, subject to financial viability.

9.13 The Housing and Economic Development Needs Assessment (HEDNA) July 2017 calculated a need for affordable rented housing of 208 per annum across the Harrogate District. Priority for the affordable homes will be given to those with a local connection to the sub area. There is also a need for smaller units and the following split of affordable homes is required:

- 15% x 1 bed houses
- 60% x 2 bed houses
- 25% x 3/4 bed houses

9.14 The affordable units would transfer to one of the Council’s Registered Providers at an agreed transfer price.

9.15 The provision of affordable housing is a significant benefit in favour of the proposal and can be secured through the completion of a S106 agreement.

9.16 Public Open Space

9.17 As the application is wholly in outline the provision of Public Open Space, both on and off-site, would be the subject of a S106 agreement.

9.18 Education

9.19 The Education Authority has calculated the commuted sum required for schools to be £1,366,398.00.

9.20 This would help deliver additional school places as required in Goldsborough and/or Knaresborough.

9.21 This commuted sum would be required via a s106 agreement.

9.22 ENVIRONMENTAL SUSTAINABILITY

9.23 Environmental Impact Assessment (EIA)
9.24 The application is accompanied by an Environmental Statement (ES) in accordance with the EIA Regulations 2017.

9.25 The ES contains chapters on the following topic:

- Construction Methodology and Phasing
- Socio-economics
- Transport
- Landscape and Visual Impact
- Flood Risk/Drainage
- Ecology
- Heritage
- Air Quality
- Noise
- Ground conditions
- Soil Classification

9.26 Highways

9.27 The application is accompanied by a Transport Assessment (TA) and Travel Plan (TP).

9.28 Access to the site would be via a new three-arm roundabout on the A59 York Road. This would be in the approximate location of an existing lay-by on the north side of the A59, where a burger van is often sited. The Illustrative Master plan shows a secondary / emergency vehicular access further west, on the York Road approach to Knaresborough.

9.29 The site will connect to the Manse Farm site to ensure that the proposed development is serviced by a suitable bus route. This would help to address some of the concerns expressed by the Town and Parish Councils.

9.30 Pedestrian and cycle routes to the Manse Farm development would also be provided to allow linkages and safer routes to the proposed school, neighbourhood centre and potential future rail halt facility.
9.31 The proposed development would impact on the Strategic Road Network at Junction 47 of the A1(M) which currently experiences queuing onto the main line from the exit slip roads, hence Highways England’s concerns. In partnership, the Highway Authority, Highways England and the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) have developed proposals to upgrade Junction 47, incorporating widening of the slip road approaches and the installation of traffic signal controls.

9.32 The proposed development would be expected to contribute to the upgrade of Junction 47 and such sums would be guaranteed via a Section 106 agreement (see para 10.1 below).

9.33 Junction Analysis

9.34 The TA provides analysis of a number of junctions where, based on the sites trip distribution, the main impact of the development generated traffic in the AM and PM peak hour traffic period would occur. The weekday AM and PM peak hours were identified as 0745 to 0845hrs and 1645 to 1745hrs respectively.

9.35 The proposed development is expected to generate the following trips in the AM and PM peak hours:

<table>
<thead>
<tr>
<th>Peak Hour</th>
<th>Trip Generation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Arrive</td>
</tr>
<tr>
<td>AM</td>
<td>97</td>
</tr>
<tr>
<td>PM</td>
<td>240</td>
</tr>
</tbody>
</table>

9.36

9.37 The applicant’s transport consultant has distributed the trips onto the surrounding local road network within the study area, also taking into account the impact of committed developments, including the Manse Farm development (Ref 13/00535/EIAMAJ) and Flaxby Green Business Park (16/05647/EIAMAJ).
9.38 The highest increases in traffic are expected to occur on the roads in the immediate vicinity of the site, namely the proposed Site Access/A59 York Road Roundabout; the A59/A658 York Road Roundabout; the A59 York Road/Manse Farm Roundabouts. Elsewhere traffic flows will have dissipated onto the surrounding road network, with increases in traffic unlikely to be substantial and generally confined to peak periods. On the A59 north of the development site, improvement works to Chain Lane and Gracious Street junctions will be undertaken as part of the Manse Farm planning permission.

9.39 With regard to impacts on Junction 47 of the A1, Highways England are now in a position to offer a 'no objection' response once agreement has been reached between the Council, the Highway Authority, the developer and Highways England as to the appropriate level of contribution required. This would be secured through a s106 agreement between the applicant and the Council.

9.40 The further following Highway matters would also be included in a Section 106 Agreement:

1) £5,000 Contribution towards monitoring of Travel Plan.

2) £5,000 Contribution towards Traffic Regulation Orders necessary to derestrict system of street lighting introduced on new roundabout and the extension of the existing street lighting system to the east of the A59/A658 York Road Roundabout.

3) An extension to the bus route conditioned on the Manse Farm development to connect through to the Highfield Farm development towards the A59 York Road and all necessary bus stop infrastructure and contributions where necessary to further pump prime delivery of the extended service.

4) Provision of a highway link into the site from a new 3-arm roundabout constructed on the A59 York Road.

5) Construction of a highway link within the site to provide vehicular connectivity to the neighbouring Manse Farm development.
6) To provide safe pedestrian routes into the Manse Farm development to service both the school, neighbourhood centre and the potential future Rail Halt Facility.

7) The construction of an ‘Emergency Vehicular Access’ to link the development site to the A59 York Road, at a point between the two proposed A59/Manse Farm Roundabouts.

9.38 Subject to the completion of such a s106 agreement, there would be no objection to the proposed development on highway grounds.

9.39 Landscape

9.40 The site is identified as Landscape Area 67; Goldsborough and Ribston Park within the Harrogate District Character Assessment. The site comprises medium-sized fields, is sparsely wooded and influenced by York Road and the railway line.

9.41 The application is accompanied by a Landscape and Visual Impact Assessment (LVIA), which concludes that the value of the site and its immediate context is of Low importance. Overall, Area 67 is already characterised by the A59 and railway line, and will be influenced by the adjacent Manse Farm development. Consequently, the site has only a medium / low susceptibility to residential development.

9.42 The proposed development will require the loss of some trees along the southern boundary to accommodate the access road into the site from York Road (A59), and a limited number of scattered trees within the site and a field boundary hedgerow to the north to accommodate roads and housing. However, most mature trees along the southern boundary and site boundary hedgerows would also be retained. Much of the existing tree and hedgerow structure would be retained and augmented with new tree and hedgerow planting along site boundaries and within open space.

9.43 Although Landscape is a Reserved Matter, the Illustrative Masterplan shows various other landscape mitigation measures, including:

- retention of eastern field boundary
new woodland planting along the northern boundary
new woodland planting along the southwest boundary
creation of wide green corridors following retained ditches,
retention of existing mature trees
provision of landscaped attenuation ponds
provision of tree lines and avenues along main streets

9.44 As the development involves the loss of a greenfield site on the new edge of a settlement, there will inevitably be some negative landscape impacts. However, the landscape of the surrounding area is already compromised by the A59 and railway line, which also help to contain the proposed development. Thus any impacts would be localised in nature and have limited effects upon the wider countryside.

9.45 Subject to the proposed landscaping mitigation measures, there is no landscape objection to the proposed development.

9.46 Drainage

9.47 The development areas of the site are located within Flood Zone 1.

9.48 The topography of the site is split into three areas by the watercourses that cross the site. It is proposed that flows from this development are discharged to these locations.

9.49 A watercourse known as the ‘The Rampart’ runs in a westerly direction along the southern boundary of the site.

9.50 In terms of foul sewage, Yorkshire Water has confirmed that foul water from the proposed development can be discharged to the 525mm diameter combined sewer located within the Knaresborough Industrial Estate to the southwest of the site.

9.51 The proposals for surface water run-off are to discharge to the on-site watercourses at a peak rate of 35 litres/second equating to 1.4 litres/second/hectare from the development area.
9.52 The Swale & Ure Internal Drainage Board (IDB) has no objection in principle to discharge to local watercourses at the proposed greenfield flow rate, which can be the subject of a planning condition.

9.53 Ecology

9.54 The application site does not contain any statutory designated sites. However, Hay-a-Park Site of Special Scientific Interest (SSSI) is located 740m to the north-west of the site.

9.55 It is considered that the SSSI is a significant distance from the site, such that public access to it and pressure upon it is not likely to increase as result of this development. Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

9.56 With regard to the site itself, the developed areas are mainly located on farmland of little ecological interest. Areas of existing and more species-rich semi-improved grassland are located outside of the development footprint and will not be affected by the development. Only a small area of semi-improved grassland between the lay-by and A59 York Road will be removed as part of the development. This will be mitigated for by proposed wildflower planting involving both the establishment and maintenance of an appropriate grassland seed mix.

9.57 Most of the hedgerows on and around the site will be retained in their entirety as part of the development. Any losses will be mitigated for by the planting of a new 730m long native buffer on the northern site boundary next to the railway line, and a new 300m corridor along the western boundary.

9.58 The proposed development would retain one pond located close to the southern boundary. Although one pond will be lost three new sizeable ponds would be created. These ponds, together with The Rampart, are of greatest value for foraging and / or commuting bats.

9.59 Otter Studies throughout the summer of 2018 have confirmed that otters use The Rampart, both directly south of the site, and to the east, almost certainly
moving up this watercourse from the River Nidd, which lies only 190 metres to the south-west of the site boundary.

9.60 The introduction of an additional bridge/culvert across The Rampart is therefore unlikely to deter otters, and as the woodland corridor either side of The Rampart shall be largely retained, this watercourse should remain as a relatively undisturbed corridor. It is proposed that the new bridge/culvert crossing point be designed such that otters can continue to pass beneath it during periods of peak flow, to prevent them from potentially being forced up the banks, and onto the carriageway.

9.61 In summary, it is considered that the proposed development would not have a significant or demonstrable adverse impact on the biodiversity of the site. Indeed, the proposed development offers opportunities for ecological enhancement.

9.62 Archaeology

9.63 The ES includes a Cultural Heritage Impact Assessment.

9.64 Based on the findings of archaeological works undertaken on Manse Farm immediately to the west of the site, there is potential for associated archaeological remains to occur within the application site. The ES recommends that a geophysical survey be carried out, followed by trial trenching to further determine this potential.

9.65 The NYCC Heritage Unit agrees with the recommendations set out in the Cultural Heritage Chapter of the ES.

9.66 Residential Amenity

9.67 Construction and Demolition

9.68 The Council’s Environmental Health Officer (EHO) concurs with the ES and agrees that a condition should be applied to require that a Construction Environmental Management Plan (CEMP) be submitted and approved for each phase of the development.
9.69 The EHO confirms that the working hours within the CEMP should be restricted to between 08:00 and 18:00 hours Monday to Fridays and between 08:00 and 13:00 hours on Saturdays with no working on Sundays and Bank Holidays, as stipulated in the Noise Chapter of the ES.

9.70 Air Quality

9.71 The Council has declared two AQMAs which have been considered in the air quality assessment. The traffic information provided has identified that with the development in place there are likely to be increases in vehicle numbers of 228 in the York Place AQMA and 137 in the Bond End AQMA.

9.72 The EHO has recommended that a scheme of mitigation should be provided which includes the provision of electrical vehicle charging points. Subject to an appropriate condition, there is no objection on air quality grounds.

9.73 Noise

9.74 The application site is subject to two main noise sources; traffic noise from the A59 and railway noise. These are covered in the Noise Chapter of the ES, together with an assessment for the potential noise effects from changes in road traffic flows as a result of the development and noise exposure from the construction phase.

9.75 The ES shows that, with respect to the proposed new dwellings, mitigation is feasible and should take the form of stand-off areas, good acoustic design of the dwellings, a considered layout and mitigation to those dwellings closest to the noise sources.

9.76 Accordingly, the EHO recommends that the developer be required to submit a noise survey and report for each phase of the development which would need to make an assessment of noise levels and list appropriate specific mitigation.

9.77 Land Contamination

9.78 The ES contains a Preliminary Geo Environmental Appraisal. This identifies particular areas which may have potential localised contamination sources.
The report concludes that further intrusive investigation is required but that the site is suitable for development.

9.79 The EHO concurs with this assessment and recommends that a land contamination condition be attached to any permission granted. This could be carried out for the site as a whole or applied to each phase of development.

9.80 ECONOMIC SUSTAINABILITY

9.81 The proposed development of this allocated site will bring considerable economic benefits to the District, including:

9.82 The development will generate substantial residents’ expenditure, with a first occupational expenditure of circa £2.01 million and an annual resident’s expenditure in the local area of circa £9.95 million.

9.83 New Homes Bonus in the region of £3,216,000 (approximately £8,000 per dwelling).

9.84 Job creation through the construction phase both directly on the construction site and within the supply chain, together with the employment of apprentices.

10.0 OTHER MATTERS

10.1 K25 SITE REQUIREMENTS

10.2 As mentioned by the Town Council, there are a series of Site Requirements attached to Allocation site K25 in the emerging Local Plan.

10.3 Given that the application is wholly in outline, the proposed development complies with these generic requirements.

10.4 The Town Council specifically refer to Requirement Nos. 7-10, which deal with Green Infrastructure and connectivity to the Manse Farm development. Both of these requirements can be secured by way of planning conditions and/or a Section 106 agreement.

10.5 SECTION 106 AGREEMENT
10.6 Any permission granted would be subject to a s106 agreement covering the provision of affordable housing, public open space and contributions to education provision and off-site highway works.

10.7 The latter would go towards the long-term upgrade works on the A59 and A1 Junction 47. The proposed new settlement would also contribute to this upgrade, on a pro-rata basis.

10.8 The applicant is proposing to make a joint contribution to NYCC for Education and Highway purposes. This would amount to a NYCC Infrastructure payment of up to £7,000 per dwelling.

10.9 The offer is therefore £3m based upon the c400 dwellings proposed in K25.

10.10 As NYCC has identified a need for £1m for Education purposes, this would leave £2m available for Junction 47 improvements.

10.11 Given the site flows from the Manse Farm works and that delivery timescales are yet to be fixed, the applicant has offered to make this fund available over the ‘life of the Local Plan’. This offer extends beyond the normal time period and provides NYCC a greater opportunity to make use of those funds over a longer period.

10.12 The proposal to allocate funding more generally to transport improvements could enable appropriate contributions to be made to infrastructure works as identified through local plan highway evidence. Whilst further work is required to agree the procedure and sum with NYCC and Highways England, the sum of money proposed appears, at this stage, to be broadly in the order required to mitigate the highway impacts from the development.

10.13 Other S106 Items

10.14 In addition to the £3m NYCC Infrastructure Fund, the s106 would include:

- the provision of 40% affordable housing
- POS requirements on and off-site,
• meeting any necessary Travel Plan requirements.

10.15 The s106 would also contain appropriate triggers related to dwelling occupation to provide the necessary walking, cycling and vehicular links into the Manse Farm site to access new facilities on that site and to deliver the second means of vehicular access as sought by the K25 Allocation text.

11.0 PLANNING BALANCE & CONCLUSION

11.1 The scheme will provide up to 402 new homes to the District, including c160 affordable homes. Whilst the Council can now demonstrate a 5 year supply of land for housing it is important to take steps to maintain it. This is because the Council’s adopted policies for the supply of housing contained within the development and associated development limits are out-of-date and can be given no more than limited weight. In order to maintain the supply position greenfield land outside the existing development limits will continue to be needed.

11.2 Out-of-date policies also means that Paragraph 11 of the NPPF and the presumption in favour of sustainable development is engaged. Development proposals should be approved unless policies in the NPPF that protect assets of particular importance provide a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the scheme.

11.3 The application site is not protected by any of the designations mentioned in Footnote 6 of Paragraph 11 of the NPPF.

11.4 The proposed development is not considered to have any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme.

11.5 In accordance with Paragraph 11 of the NPPF it is therefore recommended that permission be granted, subject to conditions and a legal agreement.

12.0 RECOMMENDATION
12.1 That the application be DEFERRED and APPROVED subject to conditions and a S106 Agreement.

Reason for deferral:

For the completion of a s106 agreement with the following Heads of Terms:

1) £5,000 Contribution towards monitoring of Travel Plan.

2) £5,000 Contribution towards Traffic Regulation Orders necessary to derestrict system of street lighting introduced on new roundabout and the extension of the existing street lighting system to the east of the A59/A658 York Road Roundabout.

3) An extension to the bus route conditioned on the Manse Farm development to connect through to the Highfield Farm development towards the A59 York Road and all necessary bus stop infrastructure and contributions where necessary to further pump prime delivery of the extended service.

4) Provision of a highway link into the site from a new 3-arm roundabout constructed on the A59 York Road.

5) Construction of a highway link within the site to provide vehicular connectivity to the neighbouring Manse Farm development.

6) To provide safe pedestrian routes into the Manse Farm development to service both the school, neighbourhood centre and the proposed future Rail Halt Facility.

7) The construction of an 'Emergency Vehicular Access' to link the development site to the A59 York Road, at a point between the two proposed A59/Manse Farm Roundabouts.

8) Prior to the occupation of the 100th dwelling, the securing of a bus route and all necessary infrastructure.
9) Prior to the occupation of the 100th dwelling, an emergency route to be provided from the site to the A59 York Road at a point between the two new A59 York Road / Manse Farm Roundabouts.

10) Prior to the occupation of the 200th dwelling, infrastructure in place to enable safe pedestrian routes to the school, neighbourhood centre and the proposed future rail halt facility.

11) A £7,000 per dwelling contribution towards a NYCC Infrastructure payment.

12) Provision of Public Open Space, on and off-site

13) Provision of 40% Affordable Housing

**Conditions**

1. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters -
   
   (a) access;
   
   (b) appearance
   
   (c) landscaping
   
   (d) layout; and
   
   (e) scale.

   Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission. The development hereby permitted shall be begun on or before the expiration of one year from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
3. Prior to the commencement of the development, a phasing plan setting out the proposed phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, each reserved matters application for a phase shall be accompanied by an updated phasing plan for the approval of the Local Planning Authority. The updated phasing plan shall set out any proposed changes from the phasing plan previously approved. The development shall be carried out in accordance with the phasing plan as approved and updated unless otherwise agreed in writing by the Local Planning Authority or requested by other conditions of this permission.

4. Prior to the commencement of the development a highway link from the A59 York Road shall be constructed in the form of a new 3-arm roundabout being in broad accordance with the details shown on Croft’s drawing 702-F10 ‘Indicative Roundabout General Arrangement OffA59 York Road’. The Applicant should as part of the design, ensure that sufficient 'highway land' is made available in the form of grassed verges within the vicinity of the roundabout to enable the potential future construction of a pedestrian/cycleway facility adjacent to the A59 York Road. For the avoidance of doubt, details shall include roundabout splitter islands; street lighting; vehicle restraint systems; traffic signage; a programme for completion and respective Road Safety Audits in accordance with GG119.

5. Prior to commencement of the development, the proposed access connecting the application site to the A59 York Road shall be provided with details of bridging/culverting of 'The Rampart' watercourse and any other watercourse on the site which may be subject to Structural approvals with the Highway Authority.

6. Prior to the commencement of the development, a scheme to extend the street lighting system from the existing A59/A658 York Road Roundabout to the new Site Access/A59 Roundabout shall be provided together with a sealed Traffic Regulation to enable derestraction of the speed limit of the said system of street lighting.
7. There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:

(a) the proposed highway layout including the highway boundary for a layout agreed by the Local Planning Authority in consultation with the Highway Authority.

(b) dimensions of any carriageway, cycleway, footway, and verges

(c) visibility splays

(d) the proposed buildings and site layout, including levels

(e) accesses and driveways

(f) drainage and sewerage system (to include 100mm level contours)

(g) lining and signing

(h) measures to restrain vehicle speeds to the agreed design speed without the use of road humps or speed cushions.

(i) all types of surfacing (including tactiles), kerbing and edging.

(j) details of the route/connectivity into the Manse Farm site to be used to access the proposed school including safe routes to school, walking and cycling routes.

(k) Pedestrian and cycle links within the site to minimize journeys by car.

(l) An A4 or A3 'Stick Diagram' of the Road Layout, showing all roads to be constructed with their respective Road Numbers e.g. Road 1, Road 2 etc.

(2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
(a) the existing ground level

(b) the proposed road channel and centre line levels

(c) full details of surface water drainage proposals.

(3) Full highway construction details including:

(a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths

(b) when requested cross-sections at regular intervals along the proposed roads showing the existing and proposed ground levels

(c) kerb and edging construction details

(d) typical drainage construction details.

(4) Details of the method and means of surface water disposal.

(5) Details of all proposed street lighting. (This plan to also show new trees (green); existing trees (greyscale) and removed trees (red).

(6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

(7) Full working drawings for any structures which affect or form part of the highway network.

(8) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

8. 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 basecourse (binder 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 in consultation with the Highway Authority before the first dwelling of the development is occupied.

9. Other than for the purposes of creating the temporary access no vehicles shall be allowed onto the construction site. Once created no vehicles shall access the site except via the approved temporary access which will be at the point where the roundabout is to be constructed. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 50 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately.

Before the development is first brought into use the highway verge/footway shall be fully reinstated in accordance with the scheme approved in writing by the Local Planning Authority.

10. There shall be no access or egress by any vehicles between the highway and any individual plot on the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

11. 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 in accordance with DMRB standards giving clear visibility of 215 metres measured along both channel lines of the major road A59 York Road from a point measured 2.4 metres down the
centre line of the access road. The eye height will be 1.05 metres and the object height shall be 2 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

12. 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 visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

13. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

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

(ii) An independent Stage 2 Safety Audit has been carried out in accordance with GG119 - Road Safety Audit or any superseding regulations.

(iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

a. Provision of tactile paving

b. Construction of a 3-arm roundabout at the Site Access/A59 York Road including provision for pedestrians and cyclists and street lighting requirements necessary to achieve design standards.

c. Traffic Regulation Order to derestrict the carriageway where extension to street lighting system is required.
d. A suitable facility for pedestrians at the south-east corner of the site on the A59 to link with the existing public right of way leading to the settlement of Goldsborough.

e. Extension of the street lighting on the A59 to link the new Site Access Roundabout to the A59/A658 York Road Roundabout.

f. A Vehicle Restrain System (VRS) on A59 in the vicinity of the new roundabout where it is necessary due to the highway being in an elevated position adjacent to 'The Ramparts' watercourse.

14. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 13.

The required highway improvements shall include:

a. Provision of tactile paving

b. Construction of a 3-arm roundabout at the Site Access/A59 York Road including provision for pedestrians and cyclists and street lighting requirements necessary to achieve design standards.

c. Traffic Regulation Order to derestrict the carriageway where extension to street lighting system is required.

d. Extension of the street lighting system on the A59 to link the new Site Access Roundabout to the A59/A658 York Road Roundabout.

e. A Vehicle Restrain System (VRS) on A59 in the vicinity of the new roundabout where it is necessary as a result of risk assessment due to the highway being in an elevated position adjacent to 'The Ramparts' watercourse.

15. There shall be no access or egress by any vehicles between the highway and the application site until:
(i) full technical details relating to the bridging/culverting of 'the Rampart’ watercourse between the A59 and the site have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority;

(ii) full technical details relating to the bridging/culverting of any other watercourse on the site connecting to 'the Rampart' have been submitted to and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

16. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(i) tactile paving

(ii) vehicular, cycle, and pedestrian accesses

(iii) vehicular and cycle parking

(iv) vehicular turning arrangements

(v) manoeuvring arrangements

(vi) loading and unloading arrangements.

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

18. Prior to occupation, a developed Travel Plan shall have been submitted in broad accordance with Croft's Framework Travel Plan dated March 2019 to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
(i) the appointment of a travel co-ordinator

(ii) a commitment by the Applicant to create a fund to be utilised for promoting, encouraging and providing incentives for increasing sustainable travel

(iii) a partnership approach to influence travel behaviour

(iv) measures to encourage the use of alternative modes of transport including bus patronage other than the private car by persons associated with the site

(v) provision of up-to-date details of public transport services information

(vi) continual appraisal of travel patterns and measures provided through the travel plan

(vii) improved safety for vulnerable road users

(viii) a reduction in all vehicle trips and mileage

(ix) a programme for the implementation of such measures and any proposed physical works

(x) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

(xi) measures to reduce reduction of carbon emissions e.g. electric charging points, cycle storage facilities at dwellings.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

19. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period. The statement shall include, but not be limited to:

(i) the parking of vehicles of site operatives and visitors
(ii) loading and unloading of plant and materials

(iii) storage of plant and materials used in constructing the development

(iv) erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate

(v) measures to prevent mud/dirt being deposited on the highway

(vi) measures to control the emission of noise, dust and dirt during construction

(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

(viii) HGV routing to avoid the Bond End junction and Knaresborough High Street.

(ix) traffic Management Plan

(x) a programme of works

(xi) site working hours and delivery times

(xii) external lighting equipment

20. There shall be no site clearance, demolition, excavation or depositing of material in connection with the construction of the development until a Traffic Regulation Order to create derestriction speed limit status as a consequence of extending the street lighting system on the A59 has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The approved details shall, at the applicant's expense, undergo any legal processes required.

Subject to the successful completion of any required legal process the measures will be implemented at the applicant's cost prior to the development being brought into use.
21. All built development is to be located in Flood Zone 1, and there shall be no raising of ground levels in Flood Zone 3.

22. 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.

23. Prior to the commencement of any phase of the development hereby permitted an electric vehicle infrastructure strategy and implementation plan for that phase shall be submitted to and approved in writing by the Local Planning Authority.

24. Prior to the commencement of development a Method Statement shall be submitted to and approved by the Local Planning Authority in consultation with Network Rail.

The Method Statement shall address the following issues, as set out in the consultation response from Network Rail dated 12 December 2018:

* Fail Safe Use of Crane and Plant
* Excavations/Earthworks
* Security of Mutual Boundary
* Armco Safety Barriers
* Fencing
* Demolition
* Vibro-impact Machinery
* Scaffolding
* Cranes
* Encroachment
The proposed development shall thereafter be carried out in accordance with the approved Method Statement.

25. The site shall be developed with separate systems of drainage for foul and surface water.

26. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

   a. the parking of vehicles of site operatives and visitors
   b. loading and unloading of plant and materials
   c. storage of plant and materials used in constructing the development
   d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
   e. wheel washing facilities
f. measures to control the emission of dust and dirt during construction

g. a scheme for recycling/disposing of waste resulting from demolition and construction works

h. HGV routing

i. external lighting equipment.

27. Prior to the commencement of development in a particular phase details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how any building (including garden areas) will be protected against noise exposure. This should be prepared by a suitably qualified acoustic consultant and will detail mitigation measures. All works shall be carried out in accordance with the approved details prior to each building being occupied within a particular phase.

28. Prior to the construction of any buildings hereby approved, drawings shall be submitted to, and agreed by the Local Planning Authority showing details of the proposed surface water drainage strategy. No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will provide for a restricted discharge of surface water to Greenfield rates (1.4 l/s/ha) or as otherwise agreed with the Local Planning Authority.

Reasons for Conditions:-

1. To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

3. To ensure the satisfactory delivery of all elements of the proposed development in accordance with Core Strategy Policy SG4.

4. In the interests of the safety and convenience of highway users.

5. In the interests of the safety and convenience of highway users.

6. In the interests of the safety and convenience of highway users.

7. In order to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

8. In order to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

9. In the interests of both vehicle and pedestrian safety and the visual amenity of the area.

10. In the interests of highway safety.

11. In the interests of road safety.

12. In the interests of road safety.

13. In order to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

14. In the interests of the safety and convenience of highway users.

15. In order to ensure satisfactory highway drainage in the interests of highway safety and the amenity of the area.

16. In order to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

17. In order 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.
18. In order to establish measures to encourage more sustainable non-car modes of transport.

19. In order 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 and the amenity of the area.

20. In the interests of highway safety.

21. In order to reduce the risk of flooding to the proposed development and future occupants and to ensure that there is no loss of storage from the floodplain.

22. In order 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.

23. In the interests of air quality and promoting sustainable development.

24. In order to avoid conflict with the use of the adjacent railway during the construction and operational phases.

25. To prevent pollution of the water environment.

26. To provide for appropriate on-site facilities during construction and that appropriate measures are taken to minimise the impact of the development in the interests of highway safety and the general amenity of the local area.

27. To protect the living conditions and amenities of future occupiers of properties in accordance with Core Strategy Policy SG4.

28. To ensure the site is properly drained.

INFORMATIVES

1. In imposing Condition 7 it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the
applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

2. The works specified in Condition 9 may include replacing carriageway, kerbs, footways, cycleways and verges to the proper line and level. 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 local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

3. There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

4. With regard to Condition 15, it is recommended that the applicant consult with the Internal Drainage Board, the Environment Agency and/or other drainage body as defined under the Land Drainage Act 1991. Details of the consultations shall be included in the submission to the Local Planning Authority. The structure may be subject to the Highway Authority’s structural approval procedures.

5. The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development – A Guide' available at www.northyorks.gov.uk

6. Any surface water discharge into any watercourses in, on, under or near the site requires consent from the Internal Drainage Board.

For further pre-application advice, consent forms & guidance visit:

www.sandudb.gov.uk, and select "Policies"

For direct enquiries e-mail: info@sandudb.gov.uk
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Case Officer: Mark Williams

Expiry Date: 20 February 2019
Case No. 18/05001/FULMAJ

Item No.03

Location: Land Comprising OS Field 1541, Skelton Road, Langthorpe.

Proposal: Demolition of existing farm buildings; Erection of 63 no. dwellings and associated landscaping.

Applicant: Taylor Wimpey (North Yorkshire) Ltd

Access to the case file on Public Access can be found here:- [view file]

Reason for report: This application is to be presented to the Planning Committee because the scale of the development is over 50 dwellings.

SUMMARY

This is a full planning application for 63 dwellings on a site which is a draft housing allocation in the emerging Local Plan. The proposal would comprise a visually well-contained development adjacent to the built-up area of Langthorpe in a sustainable location.

The site access junctions will be safe and the development traffic will not have a severe effect on the local highway network. The technical assessments identify the impacts and provide acceptable mitigation measures and proposed infrastructure to deal with surface water drainage, ecology, air quality and land contamination, and other environmental impacts. A policy compliant amount of affordable housing will be provided on site (40%). The mix of housing is predominantly 3 bedroom. The built development will also be set within a landscape comprising new public open space. The proposed development supports economic growth, by way of construction jobs, expenditure from local residents, new homes bonus and additional Council tax payments.

There is less than substantial harm caused to designated heritage assets and this is outweighed by the social and economic public benefits of providing new housing.

RECOMMENDATION: Defer and Approve subject to conditions and a S106 agreement
1.0 SITE DESCRIPTION

1.1 The site is located north-west of the junction of Leeming Lane to the east and Skelton Road to the south within the village of Langthorpe, approximately 0.5 miles north-west of Boroughbridge town centre (junction of Fishergate).

1.2 The site comprises an approximately rectangular shaped field of around 215m by 105m of rough grass with areas of dense shrubbery and trees, some of which have a Tree Preservation Order (TPO) on them. The site boundaries mainly comprise hedgerows and trees.

1.3 Surrounding land to the east is housing development accessed from the recently constructed Hockley Crescent which was site allocation B17 in the emerging Local Plan (14/04003/OUTMAJ). To the north beyond the cottage is site allocation B18 (17/03952/FULMAJ). To the south are residential buildings. Adjoining the site to the west are residential properties and a caravan park, which is a draft housing allocation B10 in the emerging Local Plan.

1.4 This site forms a draft housing allocation within the emerging Local Plan. The site reference is B2 – Land west of Leeming Lane, Langthorpe. The gross site area is approximately 2.3 ha.

2.0 PROPOSAL

2.1 This is a full planning application for 63 dwellings. The plan referenced L:B:00 Rev G shows the proposed layout. A single new priority controlled junction off Leeming lane (B6265) is proposed. This is approximately halfway up the site. The access road splits into a ‘T’ branching to the north and south. The road layout within the site comprises a simple rectilinear grid providing access across the site.

2.2 The streets within the site are 5.5m wide carriageways, with 2.0m wide footways to either side. The streets within it are lined with dwellings and provide direct access to buildings. There are also smaller courts or drives
leading from the main roads. The road layout and construction will be put forward for adoption by the Highway Authority.

2.3 Surface water is proposed to go to the Main Sewer. Foul sewage will also go to the main sewer via connection to the existing drainage system.

2.4 The layout shows an open space buffer along Leeming Lane to the east and Skelton Road to the south. The hedgerow boundaries will be retained and the open space will have additional planting of trees and shrubs and specimen plants, but there will be removals of existing trees to facilitate the access.

2.5 The house types proposed meet space standards, and all have access to private gardens. 1 bed properties have 1 parking space and 2 + bedrooms have at least 2 parking spaces. There are additional areas for visitor parking within the site.

2.6 The proposed number of dwellings is 63, of which 25 houses are proposed as affordable dwellings. The overall mix of housing is as follows:

- 4 x one bedroom
- 10 x two bedrooms
- 33 x three bedrooms
- 16 x four + bedrooms
- Total 63

3.0 APPLICANT'S SUPPORTING INFORMATION

- Planning Statement Rev 1 ELG Nov-18
- Design & Access Statement Rev 1 ELG Nov-18
- Heritage Assessment Rev 0 – ELG Heritage 24-Sep-2018

• Statement of Community Involvement Rev 1- ELG 02-Oct-2018

• Transport Statement P1214_20180920 Rev 1 Taylor Wimpey Sep-2018

• Arboricultural Impact Assessment 14_0756.04 Issue 2 Delta Simons Oct-2018

• Preliminary Ecology Appraisal and Bat Roost Potential 14-0756.02 Issue 2 Delta Simons Oct-2018

• Flood Risk Assessment & Surface Water Management Strategy 4252/FRA01A Rev A ID Civils Design Ltd Sep-2018

• Preliminary Appraisal Report C8009 Sirius Sep-2018

• Archaeological Geophysical Survey Arc/241/899 Phase Site Investigations Sep-2018

• Proposed Plans and Drawings

4.0 RELEVANT HISTORY

4.1 Tree Preservation Order 30/2015

5.0 NATIONAL & LOCAL POLICY

5.1 National Planning Policy

5.2 The National Planning Policy Framework February 2019 (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. Planning applications must be determined in accordance with the development plan unless material considerations indicated otherwise. The NPPF is a material consideration in planning decisions.

5.3 The purpose of the planning system is to contribute to the achievement of sustainable development – which has three overarching objectives:
a) an economic objective;

b) a social objective; and

c) an environmental objective.

5.4 Also at the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11 of the NPPF).

5.5 Core Strategy

- Policy SG1 Settlement Growth: Housing Distribution
- Policy SG2 Settlement Growth: Hierarchy and limits
- Policy SG3 Settlement Growth: Conservation of the countryside, including Green Belt
- Policy SG4 Settlement Growth: Design and Impact
- Policy EQ1 Reducing risks to the environment
- Policy EQ2 The natural and built environment and green belt
- Policy TRA1 Accessibility
- Policy C1 Inclusive communities

5.6 Harrogate District Local Plan (2001, As Altered 2004)

- Policy C2 Landscape Character
- Policy HD3 Control of development in Conservation Areas
- Policy HD13 Trees and Woodlands
- Policy HD20 Design of New Development and Redevelopment
- Policy NC4 Semi-Natural Habitats
- Policy H5 Affordable Housing

5.7 Emerging Harrogate Local Plan
5.8 The application site is included in draft allocation B2.

5.9 **Supplementary Planning Documents**

- Heritage Management
- Boroughbridge Conservation Area Character Appraisal
- Residential Design Guide
- House Extensions and Garages Design Guide
- Provision for Open Space in Connection with New Housing Development
- Provision for Village Halls in Connection with New Housing Development
- Biodiversity Action Plan
- Biodiversity Design Guide
- Landscape Character Assessment of Harrogate District
- Landscape Design Guide

5.10 **Other material policy considerations:**

Planning Practice Guidance

6.0 **CONSULTATIONS**

6.1 **Heritage Unit of NYCC** – No objection. A condition has been recommended.

6.2 **DCS - Open Space** – Contributions towards the provision of public open space can be secured within the s106 agreement. The initial sum is £99,267.21 for Village Halls and £46,740.2 for off-site open space. **N.B. This sum requires clarification in respect of the provision for outdoor sports facilities at the time of writing the report.**

6.3 **Environment Agency - Dales Area Office** - The site being entirely located in Flood Zone 1, no comments received.
6.4 **County Education Officer** - No contributions required at this time. They have advised there is no deficiency in places as a result of this development. N.B. *Further clarification of this has been requested from NYCC, and will be verbally updated at the planning committee.*

6.5 **Environmental Health Contaminated Land** - No objections. Conditions are recommended.

6.6 **NYCC Highways And Transportation** - No objection. Standard conditions have been recommended. The following contributions secured through the s106 agreement are sought:

- Public Transport Contribution - £100.00 for each dwelling to be expended on public transport ticket initiatives that would benefit the development.
- Travel Plan Contribution - £5,000 on travel plan monitoring fee to serve the development.
- Cycling / Pedestrian Contribution - £25,000 to be expended on cycle / pedestrian infrastructure.

6.7 **Housing Department** – No objection. The proposed layout, number and mix and size of affordable dwellings is supported by the Council’s Housing Officer.

6.8 **Police Architectural Liaison Officer** – No objection. The overall design and layout of the proposed scheme is considered acceptable.

6.9 **Yorkshire Water** – No objection. They have recommended conditions.

6.10 **Historic England** - The advice is that a housing development of the scale and layout proposed would detract from the rural setting of Langthorpe House and the Conservation Area and cause harm to the significance of these heritage assets. They suggest the balancing exercise as outlined in the NPPF is undertaken as it is less than substantial harm.

6.11 **NYCC Lead Local Flood Authority (SuDS)** – No objection. The proposals and submitted documents demonstrate a reasonable approach to the management of surface water on the site. Therefore, the Lead Local Flood Authority recommends conditions are attached to any permission granted.
7.0 VIEWS OF THE PARISH COUNCIL

7.1 Langthorpe Parish Council objects on the following grounds:

- Sewerage System - Langthorpe Parish Council have been concerned for a long time about the pressure on the sewerage system.

- Surface Water - The site is waterlogged and there are queries whether their tank can hold the quantity of water that accumulates on this site, but it needs checking and not adding to the problems in this area.

- Green Space Amenity - In the opinion of the Parish Council the area designated for open space is not large enough.

- Housing - The affordable housing allocation means that all the 1, 2 and most of the 3 bedroom houses will be taken up by this category and handed over to a housing association. The village also needs two and three bed roomed semi-detached properties for outright purchase, plus some bungalows.

8.0 OTHER REPRESENTATIONS

8.1 Eight objections have been received, raising the following issues:

- Loss and impact upon of trees and hedgerows on and adjacent to the site

- Hedgehog fencing needs amending

- Proposed species are not appropriate

- Root barriers not appropriate

- Disruption from development

- Impact on the character and appearance of the area

- Poor Infrastructure

- Inadequate drainage system

- Impact on existing residents living conditions from loss of privacy and light
• Not the correct type of dwellings
• Over development
• Impact on business protection/ acoustic fence
• Piling works restricted
• Query about house type on tree protection plan
• Surveys required for adjoining properties for piling
• South-west corner of the field floods

9.0 ASSESSMENT

9.1 Main Issues:

• Social Sustainability – Housing Land Supply, Sustainability, Affordable housing, Housing mix, Contributions to public open space, village halls and education requirements.

• Environmental Sustainability – Impact on character and appearance of the area, Heritage Assets, Residential amenity, Highways, Flood Risk and Drainage, Ecology, Trees and Landscape, Environmental Health.

• Economic Sustainability

• Planning Balance and Conclusion

9.2 SOCIAL SUSTAINABILITY

9.3 Housing Land Supply

9.4 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement with appropriate buffer.

9.5 Where an authority cannot demonstrate a five year supply of housing land, this is an identified situation where policies relating to the supply of housing
land are rendered out-of-date (NPPF, Para 11d footnote 7). In such circumstances housing applications should be assessed under Paragraph 11 of the NPPF and the presumption in favour of sustainable development should apply.

9.6 Following work to review the Council’s housing supply figures prior to the Local Plan Examination in Public it is considered that the council has a 5.56 year supply. For the purpose of determining planning applications it is therefore the Council’s position that there is a five year supply of deliverable housing land and this means that the presumption in favour of sustainable development in Paragraph 11 is not triggered on the basis of the land supply position alone.

9.7 Whilst the Council can now demonstrate a 5 year supply of land for housing it is important to take steps to maintain it. This is because the Council’s adopted policies for the supply of housing contained within the current Local Plan/Core Strategy and associated development limits are out-of-date and can be given no more than limited weight.

9.8 Out-of-date policies also means that Paragraph 11 of the NPPF and the presumption in favour of sustainable development is engaged (NPPF Para 11(d)). Development proposals should be approved unless policies in the NPPF that protect assets of particular importance provide a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

9.9 In light of the benefits that would come from the delivery of new homes in maintaining the 5 year supply, applications will therefore need to be determined on a case by case basis, only refusing them where the planning harm significantly and demonstrably outweighs the benefits.

9.10 Sustainability

9.11 The application site can generally be considered be well related to the existing settlement of Langthorpe and its development limits. The site is close to a playground and small farm shop, and adjacent to bus stops. It is
approximately 1m to Kirkby Hill Primary and Boroughbridge Primary and High School.

9.12 Core Strategy Policy TRA1: Accessibility (TRA1) seeks to ensure that the need to travel is reduced through improving accessibility to jobs, shops, services and community facilities. The site is well related to the large Group ‘A’ settlement of Boroughbridge due to its proximity. Group ‘A’ settlements are the District’s main urban areas and are the focus of growth because they have a reasonably wide range of jobs, shops and services.

9.13 The application is supported by a Travel Assessment as required by this policy and a Travel Plan required by TRA3: Travel Management (TRA3) can be conditioned or secured through the s106.

9.14 The site has been assessed as part of the draft allocation process by the Council’s Planning Policy section as part of the local plan process and has been concluded to be accessible and sustainable in terms of its location.

9.15 Affordable Housing

9.16 There are 25 affordable units and they are distributed across the site. The type of affordable housing comprises 4 x one beds, 10 x two beds, 10 x three beds and 1 x four bed.

9.17 The location, type and mix of affordable housing is supported by housing officers. The development accords with the requirements of ‘saved’ Local Plan Policy H5.

9.18 The provision of affordable housing is a significant benefit in favour of the proposal and can be secured through the completion of a S106 agreement.

9.19 Housing Mix

9.20 For market and affordable home ownership housing, the Harrogate Borough Council: Housing and Economic Development Needs Assessment (HEDNA) suggests that future housing provision across the district should be focused on delivering two and three bedroom homes to reflect both the need for homes and the district's changing demographic profile.
9.21 The remaining mix of open market housing comprises 15 four beds and 23 three beds. The provision of a large number of three beds in combination with the number of affordable dwellings proposed is satisfactory.

9.22 Contributions to Open Space, Village Halls and Schools

9.23 **Open Space / Village Halls** - The calculations from the Council’s Parks department identifies locations where future residents could use community facilities thereby putting additional pressure upon them. This can be mitigated by ensuring their quality is not depleted through additional pressure from use via contributions. Contributions towards the provision of public open space and village halls can be secured within the s106 agreement.

9.24 **Education** - North Yorkshire County Council comments regarding education contributions are awaited.

9.25 The requirements of Core Strategy Policy C1 are fulfilled through the requirements of the S106 agreement. Any contributions have to be reasonable and related to the development in accordance with the supplementary guidance on these matters.

9.26 **ENVIRONMENTAL SUSTAINABILITY**

9.27 **Impact on character and appearance of the area**

9.28 The site is well related to the existing settlement. There is existing residential development across Skelton Road to the south and Greenholme Close to the east. There is also development currently under construction to the east and granted approval to north. The site will therefore not be visually isolated, and sit within existing built surroundings.

9.29 The development proposals incorporate an open space buffer along the eastern and southern boundaries of the site and the scheme includes the retention of the majority of existing hedgerows and trees along these boundaries (expect where removal is required for vehicular or pedestrian access or a drainage easement).
9.30 The density of the scheme varies across the site with pocket of higher density within the site and lower density areas on the edge of the site on key frontages. As shown on the submitted plans, the majority of hedgerows are being retained as part of the development proposals.

9.31 New tree and hedgerow planting is proposed particularly within the site frontages to Leeming Lane and Skelton Road. The proposed planting will help assimilate the proposed development into the area and will complement the existing hedgerow planting around the boundary of the site.

9.32 Vehicular access to the site is proposed from Leeming Lane as shown on the Proposed Site Plan. The development proposals provide pedestrian links to Leeming Lane and the existing footpath network.

9.33 The properties are all to be 2 storeys in height with pitched roof arrangements commensurate with similar dwellings in the area. The proposed development incorporates 10 no. different house types to be finished with facing bricks, pantiles and grey tiles. As set on the Proposed Site Plan and shown on the House type Elevations, contrast bricks will be used on a number of the house type heads and cills. Final details of finishing materials can be adequately controlled by condition.

9.34 The house types are to have a range of simple design detailing to provide individual character and visual interest but within a cohesive manner across the site. Chimneys are now included on a number of prominent plots around the site frontage and also on the plot at the end of the access road as shown on the submitted site plan.

9.35 All properties front onto Leeming Lane and Skelton Road, ensuring that the proposals present a high quality development. Within the site the use of a mix of house types, staggering properties from one another, variety in the parking arrangements, the means of enclosure and the change in the road hierarchy/finish creates visual interest.

9.36 The resultant proposals will amount to an efficient and effective use of land adjacent to the existing settlement and the planning layout plan...
demonstrates how the development will sit comfortably within its built and natural context.

9.37 HERITAGE ASSETS

9.38 Impact on the Setting of the Conservation Area – The Boroughbridge Conservation Area lies immediately south-east of the site; development of the site should minimise harm, and seek to enhance, the significance of this designated heritage asset, including its setting.

9.39 The Conservation Area boundary includes the first two properties from the corner of Skelton Road and Leeming Lane. The first house is Langthorpe House, which pre-dates 1845 and the other, Thorpe Lodge, which dates to the late 20th century. Both properties screen the Maltings, a listed building to the south with only glimpsed views through between the houses.

9.40 The terrace along Leeming Lane is 19th century in date but is much altered with porches added and fenestration altered of limited historic quality. The applicant’s Heritage Statement advises that Historic buildings of any type generally tell us that we are entering an historic settlement and therefore they do have a value. However, visually this value is diminished by the cumulative change.

9.41 The new Harron homes development on the east of Leeming Lane has altered the approach to the Conservation Area, extending the built form to the north and east. Residential development has been approved in front of the building at North Road Cottage. However, visually the construction of new homes will obscure the approach to Skelton Lane and the Conservation Area to a degree.

9.42 As with the Harron Homes development a set back from Leeming Lane and Skelton Road is provided which helps retain the sense of openness on the approach to the Conservation Area. In addition, the existing hedgerow and trees will be retained and further planting conditioned which will maintain a green approach to the Conservation Area and soften the appearance of the new development.
9.43 **Impact on the listed buildings** - The Maltings is a Grade II listed building, which dates to the mid-19th century. The building is three storeys in height and is encircled by housing to all sides, itself being a residential conversion. The building was designed as a brewery and therefore its architectural detailing relates entirely to that industrial function. Windows are either small rectangular or square openings with skylights and louvres to the roof. Loading doors project from the roofslope and provide interest in its architectural detailing.

9.44 The Maltings is not particularly prominent in local views from the north, with only glimpsed views available between the buildings. From the north-east it is possible to see the chimneys of the pyramidal roofs to the left side of Langthorpe House.

9.45 The Maltings has historical value in the industrial development of Boroughbridge and the siting next to the River Ure where cargo was transported to further afield. Known as Warwick’s anchor brewery the buildings consist of the Maltings and the kiln. The aesthetic value lies in the identification of the building as a Maltings with its gabled and pyramidal roofs with elevated flat-topped flues, small apertures and projecting loading door. The Maltings is a unique building within this area now characterised by residential development.

9.46 Consideration has been given to the view of the kiln chimneys from Leeming Lane. It is considered appropriate to provide a green buffer between the site and Skelton Lane and to set back the layout from the south-eastern edge in order to protect views of the Maltings on approach from the north. Setting the development away from Skelton Road will give breathing space in which to experience the asset through gaps in the built form.

9.47 **Impact on Designated Heritage Assets** - Opposite the south-eastern site boundary is Langthorpe House, which is identified in the Conservation Area Appraisal as a building of interest and merit with a boundary wall noted as being important. Development of the site should minimise harm to this non-designated heritage asset located within the designated Conservation Area.
The site has been laid out to provide a green area to the south along Skelton Road. This will be landscaped with hedging and trees to provide a buffer between the development and the Conservation Area. The form of the layout has also been brought away from the south-eastern edge in order to retain views from Leeming Lane towards Langthorpe House and to provide it with a degree of separation so that its setting with an open aspect can be retained.

**Archaeology** - The proposal site runs adjacent to the old Roman Road. The Scheduled Monument Roecliffe Roman Fort lies approximately 70m to the south-west and the Scheduled Roman Town of Aldborough approximately 1km to the south-east. This is an area of high archaeological interest with the potential for direct archaeological impacts resulting from the scheme proposed.

Historic England advised that robust archaeological strategy should be agreed with the archaeologist at North Yorkshire County Council. The County Archaeologist has advised that archaeological mitigation recording is undertaken in response to the ground disturbing works associated with this development proposal. This can be secured through the conditions to meet the requirements of para 199 of the NPPF.

**Planning (Listed Buildings and Conservation Areas) Act 1990** - Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)).

The applicants assessment does not identify any harm to the setting of the non-designated heritage assets due to the mitigation measures put in place to soften the landscape on approach and to maintain key views.

The Council’s conservation officer advises that the development will further erode the rural setting of the Conservation Area. However, the character of
the area has already been changed due to the introduction of development now being built to the east of Leeming Lane, and they acknowledge it may be difficult to achieve the larger set back specified that meets the building line mentioned by both Historic England and the site requirements in the emerging Local Plan due to the approved development to the north of the site (to the north of North Road Cottage).

9.54 The Conservation officer acknowledges that a set-back has been provided, but this should be no less than the set back on the other side of Leeming Lane and should give sufficient space to the mature trees.

9.55 The concerns raised by Historic England are that the proposed development would detract from the rural setting of Langthorpe House and the Conservation Area and cause harm to the significance of these heritage assets.

9.56 Historic England reference the Council's Conservation Area Character Appraisal, which explains that 'this field constitutes an area of open countryside, which provides visual separation between the built form of Boroughbridge and that of Langthorpe when viewed from Leeming Lane'.

9.57 Historic England also advised that there are several policies in the National Planning Policy Framework (NPPF) that need to be addressed when assessing this application, given that potential harm has been identified to the significance a designated heritage asset and a non-designated heritage asset.

9.58 Paragraph 193 of the NPPF calls for 'great weight' to be given to the designated heritage asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 states that any harm should require a 'clear and convincing justification'.

9.59 In this case, the harm would be less than substantial and therefore paragraph 196 of the NPPF calls for the harm to be weighed against the public benefits of the scheme.
Paragraph 197 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Public Benefits** - The Planning Practice Guide advises that Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 8).

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

The development of new housing has some economic benefit through the provision of jobs and investment during the construction phase. Thereafter, there would be continuing investment in the region from future occupiers of the completed development.

The provision of homes is referenced in para 8 of the NPPF as a social objective, as is having sufficient number and range of homes. This site is a draft allocation, and is part of the housing requirement. There is the provision of 26 affordable homes, which carries further weight by meeting identified needs within the district.

There will also be the provision of public open space on site. The site layout also provides good garden space and accessible layout for future residents.

The environmental objective also references making effective use of land. The development represents 27 dwellings per hectare, which is a good use of land for the site given its context. Contributions to village halls and public opens space relate to the demand placed on them by future residents, but public transport contributions to improve accessibility in the surrounding area also flow from the development.
9.67 In addition to the above, it is envisaged that the proposed housing development could be delivered within the first years of the Plan period.

9.68 The harmful effects on the identified heritage assets are purported to be from housing development of this scale and layout proposed detracting from the rural setting of Langthorpe House and the Conservation Area. This, however, has been identified as less than substantial harm. The harm has been weighed against the public benefits of the scheme and it is considered that the layout and density result in the public benefits referenced and that these given the emphasis on new housing with the site helping to meet the housing needs of the district outweighs the harm. The proposal complies with the balancing exercise at paragraph 196 of the NPPF.

9.69 The proposal meets the requirements of the NPPF and saved Local Plan Policy HD3 as the proposal has been designed to consider the significance of the heritage assets and in particular the views towards the Conservation Area, Langthorpe House and the Maltings Grade II listed building. The development maintains the area’s prevailing character and setting has been achieved through the introduction of the buffer to the east and south of the site, and setting this back further would not have a significant visual benefit.

**9.70 Residential Amenity**

9.71 There is a requirement within Paragraph 127 of the NPPF and within Core Strategy Policy SG4 to ensure a high standard of amenity for existing and future users. The Council’s supplementary design guidance has been taken into account alongside the emphasis and the policies contained within the NPPF.

9.72 Overlooking of the private garden of a neighbouring property is to be avoided. A first floor bedroom window should be at least 7.5m from a boundary. There are existing neighbouring properties to the west and north of the site. The properties which are oriented with bedroom windows facing a neighbour boundary exceed this guidance.

9.73 The recommended distance from secondary rooms is 18m to 12m. There are existing neighbouring properties to the west and north of the site. The
properties which are oriented with bedroom windows facing a neighbour
dwelling exceed the 18m distance.

9.74 There is a caravan park adjacent to the site. Levels of privacy are lower than
dwellings because caravans tend to be sited closer together and as in this
case are not to be occupied permanently. The distances are approximately
11 - 14m to the rear of the caravans from windows. However, the caravans
are pushed very close to the site boundaries, and it would be difficult to view
into them due to the height and proximity of the boundaries. The adjacent
site at the Poultry Houses was granted permission under reference
17/03952/FULMAJ (34 dwellings) and has a similar relationship with the
caravan park.

9.75 Other benefits arising from this proposal include removal of livestock buildings
(albeit vacant) for the caravan park. The caravan park is also a draft housing
allocation and there is the potential for a link into the site into the north-west
corner.

9.76 The properties to the north and west are sited a good distance away from
proposed housing. Therefore, any overshadowing would be limited to the
periphery of the gardens, not residential properties. The vehicle parking
arrangements do no directly pass next to existing residents.

9.77 Amenity is subjective, but officers are of the opinion within this location that
the overall impacts are not unacceptable in terms of living accommodation to
warrant refusal. The development is considered to fulfil the amenity
requirements of Core Strategy Policy SG4 and HD20.

9.78 **Residential Amenity for future residents** - The proposed units provide a
sufficient amount of space, which would meet nationally described space
standards. Distances between dwellings are acceptable mainly exceeding
21m between dwellings. All dwellings have good garden sizes most are over
10m in depth including the affordable dwellings. There is therefore sufficient
space to store facilities such as cycles within garden sheds and garages.
9.79 The dwellings will all be of similar character, and materials to try to ensure that the affordable units are indistinguishable from open market housing. This includes the surface treatment on the roads as well.

9.80 Visitor parking is placed around the main access roads, to reduce the reliance for visitor parking on the roads and turning heads. The site is relatively accessible given its simple layout. There will be Electric vehicle charging points and public transport initiatives for those who first move into the site secured through the s106 agreement.

9.81 Open Space is provided to the east and south of the site. There will be some opportunities for planting within gardens which can be secured by the conditions.

9.82 The development would provide acceptable levels of amenity for a suitable environment for future residents. The development is considered to fulfil the amenity requirements of Core Strategy Policy SG4 and 'saved' Local Plan Policy HD20.

9.83 Highways

9.84 Local Highway network - The NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe” (Paragraph 109).

9.85 The nearby existing highway network comprises the A1(M), Skelton Lane and the B6265 Leeming Lane leading to Horsefair in Boroughbridge. Leeming Lane is subject to a 30 mph speed limit.

9.86 The transport assessment advises that there are not significant existing road safety issues from reviewing accident data. The trips generated by the proposed development will have a negligible impact on road safety.

9.87 The proposed residential development is anticipated to generate some 28 two-way vehicle trips in the weekday AM peak hour and 25 two-way vehicle trips in the weekday PM peak hour vehicle trips.
9.88 This transport statement submitted advises that the volume of additional trips, associated with the development proposals, cannot be regarded as being material or to result in a severe impact, and as such, no further highway assessment has been undertaken.

9.89 **Mitigation** - The Highway Authority has reviewed the submitted information, assessed the access and requested the widening of the footpath from the Skelton Road junction to the playground on the same side of the road opposite the farm shop and a raised junction platform where the access exits on to the B6265.

9.90 No travel plan has been provided, but this can be secured by condition and then monitored by the county Council through the s106 agreement. A £5,000 financial contribution towards the monitoring of this can be secured.

9.91 Cycle storage is not specified within the plan, but expected to be accommodated within existing plots. In addition to the widening of the footway, a contribution is requested from the Highway Authority for £25,000 for pedestrian and cycle infrastructure.

9.92 A public transport contribution of £100.00 for each dwelling to be expended on public transport ticket initiatives that would benefit the development has also been suggested by the Highway Authority.

9.93 **Site Layout** – The proposed development provides the requisite amount of parking. For example, 1 space for 1 bed dwellings and 2 or more spaces for all other dwellings. Additional parking provision has also been provided to try to reduce the ad-hoc parking that can occur in turning heads.

9.94 Garages can be retained for their intended purposes by way of a condition to prevent their conversion to habitable rooms. This would allow assessment of the parking if a future resident wished to expand their property.

9.95 The site layout provides good links across the site, either through the main streets of informal courts. It is a simple layout and is accessible. There are pedestrian access points out of the site, and a potential route towards the adjacent allocated site on Old Hall Caravan Park.
9.96 The Highway Authority has been requested to review the submission. They have concluded that the development would not cause a severe impact. They have made recommendations and conditions which will help to mitigate the impacts and ensure the proposed development will operate better.

9.97 The travel impact of this scheme would not add significantly to any pre-existing problems of access, road safety or traffic flow. The imposition of conditions ensure that the proposed development fully addressed in accordance with Policies SG4, TRA1, TRA2 and TRA3 of this Core Strategy.

9.98 **Flood Risk and Drainage**

9.99 The National Planning Policy Framework (NPPF), along with the Technical Guidance to NPPF provides the regulatory framework and guidance for planning authorities. Proposals are considered in this context and against Core Strategy Policy EQ1, which requires the design, construction and operation of all new development to minimise flood risk.

9.100 The nearest watercourse is the River Ure which is located circa 180m to the south of the site. The site thus lies within Flood Zone 1, which is land with a less than 1 in 1000 annual probability for flooding. Housing development is appropriate in this location taking into account the national advice from the Environment Agency.

9.101 The Environment Agency’s risk of flooding from surface water plans shows an area of low/medium risk surface water ponding to the south-west of the site, this has been raised in the representations alongside other concerns about surface water and foul drainage.

9.102 Yorkshire Water’s records show that the nearest public sewer is in Skelton Road to the south-west. This 300mm diameter sewer flows southwards along Riverside Gardens and outfalls to the River Ure. Yorkshire Water’s records show that there are no public combined sewers close to the site.

9.103 The record plan shows that a 150mm diameter public foul water sewer runs parallel with the eastern boundary, within the site. This sewer turns in a westerly direction when it reaches Skelton Road.
9.104 Highway drainage is not shown on the sewer record plans; however, gullies are present along Leeming Lane and Skelton Road which indicates that a highway drainage network will be present.

9.105 There are no records of any private drainage on the site and there are no known culverted watercourses crossing the site. As this area is not connected to any pluvial flow routes from off the site, the conclusion in the submitted information is that this is generated by flows from the development area itself.

9.106 The site due to soil conditions is not suitable for infiltration drainage, therefore it is proposed that surface water runoff from the development is discharged to the public sewer at a peak rate of 3.8 litres/second, which equates to the greenfield rate.

9.107 Whilst this is in excess of 1.4 litres/second/hectare recommended, it represents a minimum adoptable flow and does not include an allowance for the brownfield element of flows from the existing structures. Urban Creep is the loss of permeable surfaces within urban areas creating increased runoff, and a further allowance has been incorporated for this.

9.108 It is proposed that, subject to agreement with Yorkshire Water demonstrating that soakaways are not appropriate, that flows from the site are discharged to the public surface water sewer at the existing greenfield rate.

9.109 Yorkshire Water has confirmed that foul water flows from the development can be discharged to the foul water sewer in Skelton Road. A foul water sewer runs along the eastern boundary of the site. The development maintains a standoff from the foul sewer and, in the unlikely event of a flood, the existing ground levels would direct flows southwards within the open space and away from the development.

9.110 It is proposed that surface water storage is provided by a combination of pipes, and an attenuation tank with the landscaping on the southern boundary of the site.
9.111 The basin used for overspill storage during extreme events would be maintained as part of the general open space landscape area under a private management arrangement. The drainage strategy is shown on 4225-FRA05 Rev 0 within the Flood Risk Assessment by iD Civils.

9.112 The foul and surface water sewerage networks within the development will be adopted by Yorkshire Water via a section 104 agreement and they will be responsible for the management and maintenance of this feature in perpetuity.

9.113 The conditions the Lead Local Flood Authority (LLFA) suggest will be attached to any permission granted. Yorkshire Water do not require conditions, other than the development according with the submitted drawings.

9.114 Comments and conditions from Yorkshire Water, the Council’s drainage engineer and the LLFA provides confirmation that the approach to flood risk and site drainage would satisfactorily minimise the consequential risk from environmental damage from flooding in accordance with Core Strategy Policy EQ1 and the requirements of the NPPF.

9.115 Ecology, Trees and Landscape

9.116 Trees – Two mature ash trees are proposed to be lost, T3 (tree at the centre of the site) for arboricultural reasons and mature ash tree (T1) is proposed to be lost for development reasons. There are no arboricultural objections to these losses, however T1 has been identified as supporting low bat roost potential.

9.117 The Ecology officer advises that both of these trees benefit from having Tree Preservation Orders on then, so the applicant needs to justify why it is deemed necessary to remove a mature ash (T1), given the extent of the frontage along Skelton Road which appears to be available to create an access.

9.118 The access is sited due to the proximity of other junctions on Leeming Lane, and overall the provision of housing with a safe access outweighs the loss of
two trees. There is no objection from the arboricultural officer to support their retention and replacement plantings can be secured through a landscape condition.

9.119 The retention of hedgerows and mature trees, including the mature trees within the site is a site requirement in the draft allocation. This also recognises that some loss may be necessary to enable satisfactory access to the site; and advises where loss is unavoidable, replacement planting of native species should be provided.

9.120 **Protected Species & Wildlife** – The Preliminary Ecological Appraisal and Bat Roost Potential Survey reports that the site comprises a grassland pasture with areas of tall ruderals, scattered and dense scrub, boundary hedgerows and scattered trees. In the north-west of the Site are four derelict buildings that had been used as pigsties, surrounded by ruderal vegetation.

9.121 The report concludes that the grassland and ruderal habitat are of limited ecological value, as are the buildings and scattered scrub whilst the boundary hedgerows, dense scrub and scattered trees are of greater value - providing habitat for nesting birds and foraging and commuting habitat for bats. The hedgerow boundaries were assessed as offering offer ideal commuting habitat for bats, and together with the paddock, foraging opportunities.

9.122 The removal of the trees can be subject to pre-commencement bird checks and further assessments of the bat roost potential for these trees. There is legislation outside of the planning system in relation to protected species, and a licence would be required if they are found to be present.

9.123 The report found that the site does not offer opportunities for Great Crested or reptiles but could be used by sheltering and foraging hedgehogs.

9.124 **Landscape** - This site is greenfield development, but is a draft allocated site and the requirement of EQ2 to protect such sites and landscape character is subject to the districts needs to plan for new development. The Council has considered this site as suitable for residential use.
9.125 A landscape scheme has been submitted, but superseded due to the layout, and it is considered more appropriate to secure this through condition to account for the alterations to the layout and subsequent requirements that may arise during construction.

9.126 The landscape officer requested more planting throughout the site, and peripheral areas have now been given to gardens, with the intention that hedgerow boundaries can be secured in key locations on the access routes, and more planting achieved in residential gardens. Further areas where planting could have been achieved were taken to create dedicated visitor parking at the request of the Highway Authority. This is supported to improve the functioning of the development once complete.

9.127 What the site does propose are two green buffer zones to the east and south. These will be strips of open space, which help to integrate the development in to the existing built environment surrounding it, but taking into account its location. There are no concerns about the overall amount of open space provided on site, the development proposes gardens back to back and this will create openness across the site.

9.128 Mitigation - The Ecologist and Arborist have recommended conditions to protect retained vegetation, pre-commencement checks for birds, further assessment for bats, management of invasive flora and measures to ensure wildlife such as hedgehogs do not become trapped. In addition, bio-diversity enhancement measures can be secured by condition.

9.129 In accordance with Core Strategy Policy EQ2 and the NPPF the measures for enhancement of the natural environment as part of the proposed development is acceptable. The impacts of the development are off-set through the design and layout and managed appropriately through the attachment of conditions.

9.130 Environmental Health

9.132 The report includes details pertaining to the site history and former land uses on and off site. The report reveals that the site has been subject to some former development in the form of farm buildings in the north-west but primarily used for grazing land. Potential on site sources of contamination have been identified in the form of made ground, asbestos and pollutants linked to the former uses.

9.133 As such the report recommends that a Phase 2 intrusive site investigation be carried out to include soil sampling, asbestos testing and a risk assessment of ground gas monitoring. The Environmental Health officer recommends that an unexpected land condition be attached to any permission granted.

9.134 The development will be subject to the reporting and mitigation measures set out in this condition. This will ensure that the proposed residential use of the site is appropriate.

9.135 **Air Quality** - National Planning Policy Framework, NPPF, (paragraph 35) states that developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

9.136 The Environmental Health officer has also advised that for a development of this size some mitigation should be offered with respect to air quality issues. This should be in the form of a travel plan, the encouragement of sustainable transport methods and the provision of charging points. Permission can be granted with these two elements secured by conditions and within the s106 legal agreement.

9.137 **Noise** - The Environmental Health officer has advised that a more detailed assessment will be required to quantify the noise levels on site for future occupants, but this can be done through condition. They have advised that the proposed development may be subject to elevated levels of traffic noise.

9.138 Although the assessments have been carried out, the Environmental Health officer advises that the specification for glazing and ventilation will be finalised post planning permission, but in order to do this correctly a site survey will be required.
9.139 Permissions have been granted for surrounding development. There are no overriding concerns that a suitable noise environment could not be achieved through the introduction of mitigation measures to plots. The overall location is appropriate for new residential development.

9.140 The activities on site during the preparatory and construction phases are likely to create noise and dust. In order to protect the residents in the surrounding area the Environmental Health officer has requested a condition restricting preparatory and construction work activities. Whilst all development has a temporary noise impact, such a condition is reasonable in the interests of surrounding residents and their living conditions.

9.141 The consequential environmental risk from vehicle usage, and the suitability of the site for a residential end use and surrounding residents can be secured through the attachment of conditions. The proposed development meets the requirements of Core Strategy Policy EQ1 and the NPPF.

9.142 ECONOMIC SUSTAINABILITY

9.143 The development of new housing has some economic benefit through the provision of jobs and investment during the construction phase. Thereafter, there would be continuing investment in the region from future occupiers of the completed development.

9.144 Given the scale of the development, it is considered that the impacts on the economy of the district would be relatively modest. However, the economic benefits constitute a positive impact which should be given weight when assessing the scheme against the socio-economic strand of sustainability required within the NPPF.

10.0 PLANNING BALANCE & CONCLUSION

10.1 The scheme will provide 63 new homes to the District, including 25 affordable homes. The site is a draft allocation and this now carries some weight.

10.2 Paragraph 11 of the NPPF and the presumption in favour of sustainable development is engaged. Development proposals should be approved unless policies in the NPPF that protect assets of particular importance
provide a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

10.3 The application site is not protected by any of the designations mentioned in Footnote 6 of Paragraph 11 of the NPPF although it is located close to the Conservation Area and other designated heritage assets. Nevertheless, it is considered that the application of protective policy in the NPPF relating to designated heritage assets is favourable to the proposal.

10.4 The proposed development is not considered to have any adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme and the public benefits are considered to outweigh the less than significance harm to Heritage assets.

10.5 In accordance with Paragraph 11 of the NPPF it is therefore recommended that permission be granted, subject to conditions and a legal agreement.

11.0 RECOMMENDATION

11.1 That the application be DEFERRED and APPROVED subject to conditions and a S106 Agreement.

Reason for deferral:

To allow for the completion of a s106 Agreement to make provision for the following matters within 6 months of the date of the committee:

- To Secure contributions and the provision and enhancement of public open space and its maintenance
- To secure contributions towards maintenance or enhancement of village halls
- To secure contributions towards Education Provision if required
- To secure the provision of 40% affordable housing on site
- To secure £5,000 contribution towards Travel Plan Monitoring Fee
• To secure a Public Transport Contribution - £100.00 for each dwelling to be expended on public transport ticket initiatives

• To secure up to £25,000 to be expended on cycle / pedestrian infrastructure

**Conditions**

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

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the approved plans and as amended by the other conditions of this consent:
   - L:B:00 Rev G Planning Layout
   - L:B:02 Rev A Surface Treatment Layout
   - LL:L:LP Location Plan
   - WENSLEY - ZA13/7/PL1 elevations & ZA13/7/PL1 plan
   - GOSFORD - PA34/7/PL2A elevations & PA34/7/PLA A plans
   - MIDFORD - PA44/7/PL2A elevations & PA44/7/PL1A plans
   - ASHENFORD - NA20/7/PL2A elevations & NA20/7/PL1A plans
   - BENFORD - NA30/7/PL1A plans & NA30/7/PL2A elevations
   - BYFORD - NA32/7/PL2A elevations & NA32/7/PL1A plans
   - COLTHAM - ND40/7/PLA1 plans & ND40/7/PL2A elevations
   - JANFORD - NA49/7/PL1A plans & NA49/7/PL2A elevations
   - MANFORD - NA44/7/PL2A elevations & NA44/7/PL1A plans
   - KINGHAM - NA42/7/PL2A elevations & ND42/7/PL1A plans

3. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority. The approved
Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

i. the parking of vehicles of site operatives and visitors

ii. loading and unloading of plant and materials

iii. storage of plant and materials used in constructing the development

iv. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate

v. Precautions to be taken to prevent the deposit of mud, grit and dirt on public

vi. highways by vehicles travelling to and from

vii. wheel washing facilities

viii. measures to control the emission of dust and dirt during construction

ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

x. HGV routing

xi. Noise Management plan - incorporating details of any piling activities

xii. Dust management plan

xiii. A Timetable for construction work activities which should specify the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 Saturdays and no working on Sundays and Statutory Holidays.

All approved measures must be implemented and adequately maintained or reviewed throughout the duration of the ground works and construction phase.

4 A) 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 Delta-Simmons Tree Report
dated October 2018) 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.

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

C) No operations shall commence on site in relation to the approved landscaping plan until a detailed scheme, for sustainable tree planting, has been approved. Such a scheme shall incorporate underground systems (e.g. Rootcell, Stratacell, Silva cell or similar products) and provide a sufficient area of growth medium for long term tree growth where tree development is compromised by hard landscaping such as footways, highways, driveways and structures including garages (if there is hardstanding on more than one side of proposed tree planting then underground systems are to be implemented). Such systems are used to protect underground services and above ground surfaces while providing long term and sustainable tree cover.

5 A) No demolition/development shall commence until a Written Scheme of Investigation for an archaeological strip, map and record excavation has been submitted to and approved by the local planning authority. The scheme shall include an assessment of significance and research questions; and:

i. The programme and methodology of site investigation and recording

ii. Community involvement and/or outreach proposals
iii. The programme for post investigation assessment

iv. Provision to be made for analysis of the site investigation and recording

v. Provision to be made for publication and dissemination of the analysis and records of the site investigation

vii. Provision to be made for archive deposition of the analysis and records of the site investigation

viii. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part A and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

6 There shall be no excavation or other ground works, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority:

A) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:

i. the proposed highway layout including the highway boundary

ii. dimensions of any carriageway, cycle-way, footway, and verges

iii. visibility splays

iv. the proposed buildings and site layout, including levels

v. accesses and driveways

vi. drainage and sewerage system

vii. lining and signing
viii. traffic calming measures

ix. all types of surfacing (including tactiles), kerbing and edging.

B) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

i. the existing ground level

ii. the proposed road channel and centre line levels

iii. full details of surface water drainage proposals.

C) Full highway construction details including:

i. typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths

ii. when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels

iii. kerb and edging construction details

iv. typical drainage construction details.

D) Details of the method and means of surface water disposal.

E) Details of all proposed street lighting.

F) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

G) Full working drawings for any structures which affect or form part of the highway network.

H) A programme for completing the works.

The development shall be implemented in accordance approved drawings.
Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

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

iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

a.) Design and construct a speed table where the proposed access meets the B6265 on to the Public Highway to the satisfaction of the local Highway Authority.

No dwelling shall be occupied until the footpath from Skelton Road to the playground on Leeming Lane has been widened as part of any highway improvement works scheme.

There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority.

The works shall be implemented in accordance with the approved details and programme.

There shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority.

Development shall not commence until a scheme in accordance with Drawing 4252-FRA05 Rev 0 detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall detail phasing of the development and phasing of 
drainage provision, where appropriate. Principles of sustainable urban 
drainage shall be employed wherever possible. The works shall be 
implemented in accordance with the approved phasing. No part or phase of 
the development shall be brought into use until the drainage works approved 
for that part or phase has been completed.

11 Development shall not commence until a scheme restricting the rate of 
development flow runoff from the site has been submitted to and approved in 
writing by the Local Planning Authority. The flowrate from the site shall be 
restricted to a maximum flowrate of 3.8 litres per second (as agreed with 
Yorkshire Water) for up to the 1 in 100 year event. A 30% allowance shall be 
included for climate change effects and a further 10% for urban creep for the 
lifetime of the development. Storage shall be provided to accommodate the 
minimum 1 in 100 year plus climate change critical storm event. The scheme 
shall include a detailed maintenance and management regime for the 
storage facility. No part of the development shall be brought into use until the 
development flow restriction works comprising the approved scheme has 
been completed. The approved maintenance and management scheme shall 
be implemented throughout the lifetime of the development.

12 No development shall take place until an appropriate Exceedance Flow Plan 
for the site has been submitted to and approved in writing by the Local 
Planning Authority. Site design must be such that when SuDS features fail or 
are exceeded, exceedance flows do not cause flooding of properties on or off 
site. This is achieved by designing suitable ground exceedance or flood 
pathways. Runoff must be completely contained within the drainage system 
(including areas designed to hold or convey water) for all events up to a 1 in 
30 year event. The design of the site must ensure that flows resulting from 
rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance 
routes that avoid risk to people and property both on and off site.

13 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.

14 No development shall commence on site until the following information has been submitted to and approved in writing by the local planning authority:

A) A full site survey showing: the datum used to calibrate the site levels along all site boundaries, levels across the site at regular intervals, floor levels of adjoining buildings, full details of the proposed finished floor levels of all buildings and hard surfaces.

B) The development shall be carried out only in accordance with the approved details.

15 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing LB:-00. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

16 Prior to the occupation of the dwellings a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. This shall include:

i. the appointment of a travel co-ordinator

ii. a partnership approach to influence travel behaviour

iii. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site

iv. provision of up-to-date details of public transport services

v. continual appraisal of travel patterns and measures provided through the travel plan

vi. improved safety for vulnerable road users

vii. a reduction in all vehicle trips and mileage
viii. a programme for the implementation of such measures and any proposed physical works

ix. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

17 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 basecourse 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.

18 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.

19 Demolition of the buildings on site and any removal of trees or shrubs must be undertaken outside the main birds nesting season (not March to August inclusively) unless a pre-commencement check by a suitably qualified ecologist demonstrates that no actively nesting birds would be disturbed by such works.

20 Prior to the felling of the trees hereby approved or major arboricultural works to the four trees assessed to have low Bat Roost Potential, a further assessment of the trees must be made by a licenced bat-worker prior to the commencement of works. If bats or signs of bats are detected utilising a tree,
works must cease until mitigation has been agreed in writing with the local planning authority and a European Protected Species Mitigation Licence may be required to be obtained from Natural England. This shall also be reported to the Local Planning Authority.

21 Any excavations or trenches must be covered overnight during the development works, unless ramps have been provided to enable trapped mammals to climb out of trenches or excavations.

22 A scheme for the removal of Himalayan balsam shall be agreed in writing with the local planning authority prior to the commencement of works.

23 Biodiversity Enhancements must be implemented in accordance with the recommendations of the Preliminary Ecological Appraisal (Delta Simmons, October 2018). These include native planting of trees and shrubs as part of an approved landscape scheme, installation of integrated bat boxes, and swift bricks, the provision of a sensitive lighting scheme and provision of access gaps for hedgehogs at the base of fences.

24 A) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

B) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

25 A) Details of the proposed boundary treatments including any gates, walls or fences shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
B) The existing hedgerows on the boundaries with Old Hall caravan park, Residential boundaries on Greenholme Close and North Road Cottage shall be retained unless a satisfactory alternative boundary treatment has been agreed with the Local Planning Authority.

The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

26 Prior to the construction of the dwellings a detailed schedule and specification and samples of all external materials and finishes for walls, windows and external doors and roof coverings to be used on the building(s) have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

27 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, outbuildings, garages, 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 on Plots 14 - 43 shown on the approved drawing L:B:00 Rev G.

28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.

29 An acoustic report shall be submitted for the written approval of the Local Planning Authority. The noise report shall:

i. determine the existing noise climate

ii. Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development;

iii. Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).
The construction of the dwellings shall be implemented in accordance with the agreed details.

**Reasons for Conditions:-**

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

2. In order to ensure compliance with the approved drawings.

3. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the living conditions of the neighbouring residents and in accordance with Core Strategy Policy SG4.

4. In the interests in the health of trees on site and visual amenity of the area in accordance with Core Strategy Policy SG4 AND HD13.

5. This condition is imposed in accordance with Section 16 of the NPPF as the site is of archaeological significance.

6. To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users in accordance Core Strategy Policy SG4.

7. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

8. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users in accordance with Core Strategy Policy SG4.

9. In the interests of highway safety and the general amenity of the area in accordance with Core Strategy Policy SG4.

10. To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk in accordance with Core Strategy Policy EQ1.

11. To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere in accordance with Core Strategy Policy EQ1.
12 To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site in accordance with Core Strategy Policy EQ1.

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 To ensure that the local planning authority may be satisfied as to the detailed external appearance of the development in relation to its surroundings and to comply with Policy SG4.

15 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 in accordance with Core Strategy Policy SG4.

16 To establish measures to encourage more sustainable non-car modes of transport in accordance with Core Strategy Policy EQ1 and Policy TRA3.

17 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents in accordance with Core Strategy Policy SG4.

18 In order to reduce the consequential risks to the environment in accordance with Core Strategy Policy EQ1.

19 To prevent disturbance or harm to nesting birds in accordance with the requirements for ecological protection and mitigation in Core Strategy Policy EQ2.

20 To protect bats during the course of tree works in accordance with the requirements for ecological protection and mitigation in Core Strategy Policy EQ2.
21 In order to prevent any mammals such as hedgehogs from becoming trapped in accordance with the requirements for ecological protection and mitigation in Core Strategy Policy EQ2.

22 Himalayan balsam is an invasive non-native species that may be spread by site preparation or construction activities, unless adequate control measures are in place in accordance with the requirements for ecological protection and mitigation in Core Strategy Policy EQ2.

23 In the interests of ecological protection and mitigation as required by Core Strategy Policy EQ2.

24 In order that the local planning authority may be satisfied as to the details of the proposal in accordance with Core Strategy Policy SG4.

25 To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Core Strategy Policy SG4.

26 To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Core Strategy Policy SG4.

27 In order to protect the residential living condition of existing residents which have a boundary of the site, in accordance with Core Strategy Policy SG4.

28 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development in accordance with Policy SG4.

29 To ensure a satisfactory living environment for future occupants in accordance with Core Strategy Policy SG4.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the
Committee's decision.

Case Officer: Kate Williams  
Expiry Date: 4 March 2019
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**HARROGATE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

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

**CASE NUMBER:** 18/05223/FULMAJ  
**WARD:** Falls Within 2 Or More  
**CASE OFFICER:** Mark Williams  
**GRID REF:** E 421454  
**TARGET DATE:** 20.03.2019  
**GRID REF:** N 449234  
**REVISED TARGET:** 05.04.2019  
**APPLICATION NO:** 6.500.210.B.FULMAJ  
**DATE VALID:** 19.12.2018  
**TARGET DATE:** 20.03.2019  
**REVISED TARGET:** 05.04.2019  
**DECISION DATE:** 05.04.2019

**LOCATION:**  
Lindley Wood Reservoir Farnley Lane Farnley North Yorkshire

**PROPOSAL:**  
Relining and alterations to spillway structure with associated works including temporary compound and access.

**APPLICANT:**  
Yorkshire Water

**APPROVED subject to the following conditions:-**

1. The development hereby permitted shall be begun on or before 05.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

3. A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority within 6 months from the date of this permission. 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.

   The scheme of landscaping to be submitted shall include tree planting on the area shown on Drawing No. Z-0013 rev C2.

4. In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs
shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.

5 The Formlined finish to the spillway wall shall match the stonework of the original spillway wall to the satisfaction of the Local Planning Authority.

6 The trees to be retained on site shall be protected during the construction phase in accordance with the Tree Protection Plan Ref Z-1006 Rev C1.

7 The development hereby permitted shall be carried out in accordance with the Recommendations of the Preliminary Ecological Appraisal by Mott MacDonald, dated 15 November 2018.

8 The development hereby permitted shall be carried out in accordance with the Recommendations of the Construction Environmental Management Plan by Mott MacDonald, dated October 2018.

Reasons for Conditions:

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

2 In order to ensure compliance with the approved drawings.

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

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

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

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

7 In the interests of conserving and enhancing biodiversity.

8 In the interests of the general amenities of the area.


PROPOSAL: Approval of details required under condition 14 (Highways) of Planning Permission 13/00535/EIAMAJ - Mixed use development comprising residential dwellings (Use Class C3), employment use (Use Classes B1 and B8), a neighbourhood centre (Use Classes A1, A2, A3, A4 and A5), open landscaping, a primary school (Use Class D1) and associated access.
APPLICANT:
Linden Homes West Yorkshire

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Some minor amendments to the drawings in relation to the two roundabouts are still required to ensure compliance with highway standards.

2 A new application will be required in order to discharge the remainder of the requirements of condition 14

CASE NUMBER: 18/04115/FUL
WARD: Bishop Monkton & Newby
CASE OFFICER: Mark Danforth
DATE VALID: 12.11.2018
GRID REF: E 440108
N 470989
TARGET DATE: 07.01.2019
REVISED TARGET: 01.03.2019
DECISION DATE: 25.03.2019
APPLICATION NO: 6.35.17.C.FUL

LOCATION:
Land Opposite To Old Three Horseshoes Norton Le Clay York North Yorkshire YO61 2RS

PROPOSAL:
Erection of an agricultural workers dwelling.

APPLICANT:
Mr T J Swiers

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 25.03.2022.

2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 18.04.1743 (P) 01 received as amended by the Local Planning Authority on the 27 February 2019.

3 All preparatory and construction work activities to take place between the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 Saturday and no working on Sundays and Statutory Holidays.

4 The occupation of the 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, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.
5 Before the development is brought into use a scheme detailing the facility 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. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with 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. Charging points installed shall be retained thereafter for the lifetime of the development.

6 Private Access/Verge Crossings: Construction Requirements there shall be no excavation or other groundworks, 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)(b) The existing access shall be improved by 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.
   (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 Detail E6 and maintained thereafter to prevent such discharges.
   (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.

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.

7 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 splayes are provided giving clear visibility of 2.4 metres x 43 metres measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

An explanation of the terms used above is available from the Highway 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 the location plan (P) 01 for parking spaces, turning areas and access shall be kept
available for their intended purposes at all times.

9 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 Part2A 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.

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. The development hereby approved would be unacceptable unless justified by the local needs of agriculture or forestry.
5. In order to comply with Core Strategy policy EQ1.
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.
7. In the interests of road safety.
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. 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.
LOCATION:
Church Farm Knaresborough Road Bishop Monkton Harrogate North Yorkshire HG3 3QQ

PROPOSAL:
Prior notification for Change of Use from Agricultural Building to form 1 no. Dwelling (Use Class - C3).

APPLICANT:
M Beecroft

REFUSED. Reason(s) for refusal:-

1. The access to the site offers substandard visibility on the left hand visibility splay due to a large Ash tree and well established hedgerow. The intensification of use that would result from the proposed development is therefore unacceptable in terms of highway safety. The location and siting of the barn would making it impractical and undesirable for the building to change to residential use under Class Q of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development)(England)Order 2015.

CASE NUMBER: 19/00647/DISCON  WARD: Bishop Monkton & Newby
CASE OFFICER: Kate Lavelle  DATE VALID: 14.02.2019
GRID REF: E 435566  TARGET DATE: 11.04.2019
N 466379  REVISED TARGET: 04.04.2019
DECISION DATE: 04.04.2019
APPLICATION NO: 6.62.6.E.DISCON

LOCATION:
Westwick Hall Farm Westwick York North Yorkshire YO51 9NH

PROPOSAL:
Application for the approval of details required under condition 3 (landscaping) of planning permission 18/04461/FULMAJ - Demolition of existing building; Erection of 2 No. agricultural buildings; Formation of pond and of hardstanding; Associated minor works.

APPLICANT:
Potters Farm Production

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 19/01123/AMENDS  WARD: Bishop Monkton & Newby
CASE OFFICER: Linda Drake  DATE VALID: 13.03.2019
GRID REF: E 432538  TARGET DATE: 10.04.2019

APPLICATION NO: 6.54.251.B.AMENDS

LOCATION:
Harvest View Development Site Knaresborough Road Bishop Monkton North Yorkshire

PROPOSAL:
Non-material amendment to allow for alterations to plot 11’s fenestration and the addition of a bootroom to plot 4 of planning permission 14/05219/FULMAJ - Erection of 18 dwellings.

APPLICANT:
Mr Mulligan

APPROVED

CASE NUMBER: 19/01131/DISCON
CASE OFFICER: Natalie Ramadhin
GRID REF: E 432848
GRID REF: N 466110

LOCATION:
Cobble End 1 Melrose Crescent Bishop Monkton HG3 3SW

PROPOSAL:
Part approval of details required under condition 4 (Structural survey) of planning permission 18/04000/FUL - Demolition of existing garage and erection of a single storey extension. Crown lift of 1no. Lime Tree within G3 of Tree Preservation Order 04/1970.

APPLICANT:
Mr And Mrs Roe

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details submitted for part C of Condition 4 are considered acceptable, therefore this can be discharged.

CASE NUMBER: 17/04319/OUTMAJ
CASE OFFICER: Linda Drake
GRID REF: E 439839

WARD: Bishop Monkton & Newby
DATE VALID: 13.03.2019
TARGET DATE: 08.05.2019
REVISED TARGET: 28.03.2019
DEcision DATE: 21.03.2019

LOCATION:
Cobble End 1 Melrose Crescent Bishop Monkton HG3 3SW

PROPOSAL:
Part approval of details required under condition 4 (Structural survey) of planning permission 18/04000/FUL - Demolition of existing garage and erection of a single storey extension. Crown lift of 1no. Lime Tree within G3 of Tree Preservation Order 04/1970.

APPLICANT:
Mr And Mrs Roe

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details submitted for part C of Condition 4 are considered acceptable, therefore this can be discharged.

CASE NUMBER: 17/04319/OUTMAJ
CASE OFFICER: Linda Drake
GRID REF: E 439839

WARD: Boroughbridge
DATE VALID: 20.10.2017
TARGET DATE: 19.01.2018
DEcision DATE: 21.03.2019
N 464979

REVISED TARGET: 12.04.2019
DECISION DATE: 11.04.2019

APPLICATION NO: 6.64.555.G.OUTMAJ

LOCATION:
Land At Stump Cross Boroughbridge North Yorkshire

PROPOSAL:
Outline application for up to 450 dwellings (40% affordable housing) including demolition of existing structures, planting and landscaping, public open space, sustainable drainage and ancillary works with access considered.

APPLICANT:
Gladman Developments Ltd

1 APPROVED subject to the following conditions:-

1 Prior to the submission of any reserved matters application, a phasing plan covering the whole site shall be submitted to and approved in writing by the Local Planning Authority (LPA). All reserved matters submissions in relation to the development hereby approved shall be in accordance with the approved Phasing Plan.

2 No development shall take place on any phase of development without the prior written approval of the Local Planning Authority of all details of the following reserved matters for that phase -
   
   (a) appearance;
   (b) landscaping;
   (c) layout; and
   (d) scale.

   Thereafter that phase of development shall not be carried out otherwise than in strict accordance with the approved details.

3 Application for the approval of the reserved matters for the first phase of development shall be made to the Local Planning Authority not later than 3 years from the date of this permission. The development of that first phase shall begin either before the expiration of 2 years from the date of approval of the last of the reserved matters for the first phase, or before the expiration of 3 years from the date of this permission, whichever is the later.

   Application for approval of reserved matters for all subsequent phases of development shall be made not later than the expiration of 3 years from the date of this permission and the development shall be begun on each subsequent phase of development not later than whichever is the later of the following dates:
   
   i) The expiration of 3 years from the date of this permission,
   ii) The expiration of 3 years from the final approval of the reserved matters for that particular phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.
For each phase of development hereby approved the reserved matters applications shall include:

a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing full details of internal vehicular road network, cycleways and pedestrian footways.

b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
   • the existing ground level
   • the proposed road channel and centre line levels
   • full details of surface water drainage proposals.

c. Full highway construction details including:

d. Details of all proposed street lighting.

e. Full working drawings for any structures which affect or form part of the highway network.

f. A programme for completing the works.

No dwelling shall be occupied until the carriageway and any footpath/footway from which it gains access is constructed to basecourse 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 LPA before the first dwelling of the development is occupied.

5 No excavation or other groundworks, except for investigative works or the depositing of material on the site must take place until the details of the construction access have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. Once created no vehicles shall access the site except via the approved construction access. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 30 metres into the site. The access shall be maintained in a safe manner which shall include the repair of any damage to the existing adopted highway occurring during the construction period.

6 No part of the development must be brought into use until the existing access on to A168 has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access to the site must be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

These works shall include, where appropriate, replacing kerbs, footways, cycleways
and verges to the proper line and level.

7 There must 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 120 metres measured along both channel lines of the major road, Chapel Hill, from a point measured 2.4 metres down the centre line of the eastern access road for the eastern access point. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

8 There must 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 42m to the west and 43m to the east measured along both channel lines of the major road, Chapel Hill, from a point measured 2.4 metres down the centre line of the western access road for the western access point. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

9 No development on any phase of the development shall take place, except for investigative works, until a scheme for the following off site highway works, including timings for implementation of the works, has been submitted to and approved in writing by the Local Planning Authority:

a) Ghost island right turn lane for the western site access, broadly in accordance with drawing reference 1538/03/C
b) Provision of a footway and footway/cycleway on Chapel Hill, including associated lighting, broadly in accordance drawing reference 1538/03/C
c) Provision of two bus stops on Chapel Hill
d) Wetherby Road / Chapel Hill junction improvements to pedestrian facilities in broad accordance with drawing reference 1538/16.
e) Provision of a 2m wide footway on the eastern side of Wetherby Road for the junction with Chapel Hill to The Chase.

The off site works shall be carried out in full accordance with the approved details.

10 For each phase of the development hereby approved, no excavation or other groundworks, except for investigative works or the depositing of material on the site, shall take place until a Construction Traffic Management Plan for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The measures shall include but not be limited to:

a. location(s) for the parking of vehicles of site operatives and visitors clear of the public highway;
b. location(s) for the loading and unloading of plant and materials;
c. locations (s) for the storage of plant and materials used in constructing the development;
d. erection and maintenance of security hoarding including decorative displays and
facilities for public viewing where appropriate;
e. measures to prevent the deposit of mud/grit/dirt on the public highway with wheel washing facilities where appropriate;
f. measures to control the emission of noise, vibration and dust during construction;
g. management, routing and control of HCV construction traffic;
h. Construction phase delivery and working hours not to exceed 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturday, and not at all on Sunday or Public Holidays;
i. Construction phase surface water management proposals including detailed drawings as appropriate.
j. Traffic management plan;

11 Prior to occupation of any dwelling on each phase of development hereby approved, a Travel Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
  a. the appointment of a travel co-ordinator
  b. a partnership approach to influence travel behaviour
  c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
  d. provision of up-to-date details of public transport services
  e. continual appraisal of travel patterns and measures provided through the travel plan
  f. improved safety for vulnerable road users
  g. a reduction in all vehicle trips and mileage
  h. a programme for the implementation of such measures and any proposed physical works
  i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan for that phase of development shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

12 No building or other obstruction including landscape features shall be located over or within 5 metres either side of the centre line of the water main ie. a protected strip width of 10 metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the 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 and that prior to construction in the affected area, the approved works have been undertaken.

13 No development shall take place on any phase of development prior to drawings being submitted to, and agreed by the Local Planning Authority showing details of the proposed surface water drainage strategy. No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include:
a) a timetable for its implementation
b) a restricted discharge of surface water, rate and outfall location to be agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority and Yorkshire Water
c) a drainage system designed with sufficient on site attenuation so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. Calculations must include an allowance for urban creep where required and climate change.
d) a site plan showing the exceedance flow routes during extreme storm conditions over the 1 in 100 year event or exceedance or failure of the drainage system.
e) details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development including:
i. funding arrangements for on-going maintenance
ii. the organisation responsible for future maintenance of the sustainable drainage system
iii. copies of any legal agreement to be established with future home owners
iv. physical access arrangements
v. establishment of legal rights of access in perpetuity
vi. maintenance requirements & frequency
vii. procedures to assure on-going maintenance if the management company or organisation responsible for future maintenance ceases to exist.

14 No dwelling shall be occupied on any phase until a scheme for the provision of domestic electric vehicle charging points for that phase, either provided individually or communally, including timescales for implementation, has been submitted to and approved in writing by the LPA. The approved scheme shall thereafter be provided in accordance with the agreed timetable and shall be retained for the lifetime of the development.

15 Prior to the occupation of any dwelling on each phase of the development hereby approved, a Noise Mitigation Scheme for that phase shall be submitted to and approved in writing by the LPA. The Scheme shall be based upon the recommendations set out in the Wardell Armstrong Noise Assessment Report submitted with the planning application and dated September 2017.

The approved scheme shall be implemented in full and retained in perpetuity.

16 For each phase of development, no development, including demolition, shall take place until a site investigation of the nature and extent of contamination for that phase has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the LPA. The results of the site investigation shall be made available to the LPA before any new construction begins.
If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the LPA.

The relevant phase of the site shall be remediated in accordance with the approved measures before new construction begins.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the LPA. The remediation of the relevant phase of the site shall incorporate the approved additional measures.

17 As part of any reserved matters application a detailed Arboricultural Impact Assessment (AIA) (clause 5.4) shall be submitted for approval and consider the following (the list is not exhaustive):

- Tree root protection (distances, engineering specifications for fencing in line with point d)
- Changes in levels to include proposed location of stored excavated soils
- Changes in surfaces
- Installation and layout of services
- Demolition of existing buildings, surfaces
- Detailed and specific tree protection detail where unavoidable incursions to RPA’s are identified
- Sunlight and shading and effect on residents especially the main living rooms
- Construction site access
- Construction site layout (offices, parking)
- Construction site materials storage
- Effect on residential amenity
- Effect on local amenity if trees are lost to the development

The above list is not exhaustive and additional detail may be requested depending on the submitted detail

18 As part of any reserved matters submitted a detailed Arboricultural Method Statement (AMS) (clause 6.1) shall be submitted for approval. The AMS will outline how the retained trees can be afforded additional protection using alternative methods of construction or market available alternative techniques.

19 Any landscaping scheme submitted at reserved matters, shall include details of include highway tree planting and the incorporation of underground systems to encourage successful tree growth while protecting services and footpaths/highways.

20 As part of the Reserved Matters application for each phase of the development hereby permitted, an Ecological and Landscape Management and Enhancement plan for that phase of the development shall be agreed in writing with the local planning authority prior to the first construction of walls. Ecological elements of the plan must include Green Infrastructure Provision and native planting of trees, hedgerows and wildflowers and sustainable drainage measures and the provision of
places of rest or shelter for a wide range of faunal species, including through the
 provision of a range of new bird and bat boxes (which should include integrated bat
 and swift bricks).

The recommendations of the approved report shall be implemented in full.

21 The development approved by this outline planning permission shall be in general
 conformity with the Parameters Plan (7457-L-04 Rev A) and the details as described
 in the Design and Access Statement (dated September 2017) received by the Local
 Planning Authority on 28.09.2017. Any future decisions of the local planning authority
 relating to this outline permission will be consistent with the statement unless material
 considerations justify a departure from the statement.

22 The field to the north-east of the site identified on the Parameters Plan (74747-L-04
 Rev A) as "Land for potential community facility or public open space" shall be
 retained for those uses only and no residential development shall take place on that
 land.

Reasons for Conditions:-

1 To safeguard the rights of control by the Local Planning Authority in respect of the
 reserved matters.

2 To safeguard the rights of control by the Local Planning Authority in respect of the
 reserved matters.

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

4 To secure an appropriate highway constructed to an adoptable standard in the
 interests of highway safety and the amenity and convenience of highway users.

5 In the interests of both vehicle and pedestrian safety and the visual amenity of the
 area.

6 In the interests of both vehicle and pedestrian safety and the visual amenity of the
 area.

7 In the interest of road safety.

8 In the interest of highway safety.

9 To ensure that the details are satisfactory in the interests of the safety and
 convenience of highway users.

10 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 and the amenity of the area.

11 To establish measures to encourage more sustainable non-car modes of transport.

12 In order to protect public health and allow sufficient access to the water supply
 network for maintenance and repair work at all times.

13 To ensure the site is properly drained for the lifetime of the development.

14 To ensure the development makes provision for ultra-low emission vehicles and
 sustainable travel choices in accordance with paragraph 105 of the National Planning
 Policy Framework.

15 In the interests of residential 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 offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

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

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

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

20 To incorporate biodiversity improvement into the developments, in accordance with recommendations in the National Planning Policy Framework paragraph 175 (d).

21 To ensure that the development safeguards the character and appearance of the area and the visual amenity of the locality in accordance with Core Strategy Policy SG4 and Saved Local Plan Policy HD20.

22 To ensure that this land is retained as open space in order to provide a landscape buffer between the development and Aldborough.

INFORMATIVES

1 In imposing condition number 7 it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

2 You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The ‘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.

3 There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

4 With regards condition 16 the phase 1 desk top and site walkover assessment and therefore the preliminary conceptual model are not complete.

CASE NUMBER: 19/00581/FUL  WARD: Boroughbridge
CASE OFFICER: Michelle Stephenson  DATE VALID: 12.02.2019
GRID REF: E 439427  TARGET DATE: 09.04.2019
N 467010  REVISED TARGET: 09.04.2019
APPLICATION NO: 6.64.383.B.FUL  DECISION DATE: 09.04.2019
LOCATION:
Otters Holt Mill Lane Boroughbridge York North Yorkshire YO51 9LH

PROPOSAL:
Erection of single storey extension; raising of roof height to form first floor extension; alterations to fenestration.

APPLICANT:
Mrs E Bowman

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 09.04.2022.

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 received by Harrogate Borough Council:
- Location Plan, Serial no. 155602 (production date 07.02.2019), received 8 February 2018.

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 For the avoidance of doubt and to ensure compliance with the approved drawings.
3 To protect the character and appearance of the host dwelling and conservation area in the interests of visual amenity.
PROPOSAL:
Demolition of conservatory, erection of a single story extension, installation of rooflight and alterations to door. (Revised Scheme).

APPLICANT:
Mr And Mrs Dunn

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan (Drawing No PL01) - received 30.10.2018
   Proposed Site and Floor Plan (Drawing No PL06 Rev B) - received 01.02.2019
   Proposed Elevations (Drawing No PL07 Rev B) - received 01.02.2019
   Shading Study - received 01.02.2019

3 The walls of the proposed extension will be externally finished in vertical larch cladding and the roof will be constructed of natural slate.

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.

INFORMATIVES

1 The granting of this 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: 18/05166/FUL  WARD: Claro
CASE OFFICER: Michelle Stephenson  DATE VALID: 15.01.2019
GRID REF: E 436418  TARGET DATE: 12.03.2019
N 462702  REVISED TARGET: 05.04.2019
APPLICATION NO: 6.70.142.FUL  DECISION DATE: 05.04.2019

LOCATION:
New House Main Street Staveley HG5 9LD

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PROPOSAL:
Alterations to boundary wall to form access; Installation of dropped kerb.

APPLICANT:
Mr A Dewar

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 05.04.2022.

2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings received by Harrogate Borough Council:
   Location Plan, Dwg no. TQRQM18352115849013, received 18 December 2018.
   Proposed Site Plan, Dwg no. 003, received 4 March 2019.

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 footway shall be constructed in accordance with the Standard Detail E6.

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 ensure compliance with the approved drawings.
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.

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.
PROPOSAL:
Reserved Matters application for the demolition of existing agricultural buildings, the erection of 4 dwellings and conversion of barn to dwelling (Appearance, Landscaping, Layout and Scale considered) under Outline Permission 17/04542/OUT.

APPLICANT:
Lee, Deane and Glenn Bailey

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 01.04.2022.


3. Before the development is brought into use a scheme detailing the facility 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. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with 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. Charging points installed shall be retained thereafter for the lifetime of the development.

4. Prior to the commencement of the construction of any walls of the development hereby permitted samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out 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 compliance with the approved drawings.
3 In order to comply with Core Strategy policy EQ1.
4 In the interests of visual amenity.

CASE NUMBER: 19/00267/DISCON  WARD: Claro
CASE OFFICER: Natalie Ramadhin  DATE VALID: 21.01.2019
GRID REF: E 438286  TARGET DATE: 18.03.2019
N 461110  REVISED TARGET: 26.04.2019
APPLICATION NO: 6.78.47.P.DISCON  DECISION DATE: 28.03.2019

LOCATION:
Hazel Head Farm  Mar Head Balk Arkendale HG5 0RG

PROPOSAL:
Approval of details required under conditions 6 (landscaping), 7 (contamination assessment/remediation scheme) 9 (bird nesting report), 10 (construction management plan), 11 (Newt statement), 13 (bat survey) and 14 (surface water drainage plan) of planning permission 17/04542/OUT - Outline application for the demolition of existing agricultural buildings, the erection of 4 dwellings and conversion of barn to dwelling with access considered.

APPLICANT:
Messrs Lee, Deane and Glenn Bailey

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 5 was originally submitted as part of this discharge of conditions application; however this is a compliance condition, and therefore cannot be discharged. The Agent confirmed via email that he would like to withdraw this condition. The condition must be complied with. Photographic evidence of compliance with this condition can be provided if the applicant wishes.

2 Part D of Condition 7 remains active in the event 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.

3 European Protected Species Licence. The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) will be required to be obtained from Natural England in relation to bats in order for the works to be undertaken lawfully. The applicant’s ecological consultants also advise that "should GCN [great crested newt] be encountered in areas of the site which cannot be avoided during development, or it is considered that they will be disturbed significantly by the works, impacts from the development will need to be re-assessed to determine whether it is necessary to obtain an EPS mitigation licence in order to proceed legally". Where required, it is the applicant’s responsibility to engage a suitably qualified 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.

4 Ecological surveys have been undertaken in association with 17/04542/OUT which demonstrate the presence on site of protected species such as breeding birds, great crested newts and bats and the presence of Himalayan balsam, an invasive alien plant species. Conditions (9, 11, 13 and 10 respectively) have been attached to 17/04542/OUT (with details submitted under 19/00267/DISCON) to ensure that works are undertaken in accordance with agreed procedures to avoid harm to protected species and to avoid the spread of invasive plants. Adherence to the method statements approved under these planning conditions during demolition would also demonstrate that reasonable efforts have been made to ensure that works are undertaken in accordance with the relevant wildlife legislation. It is therefore strongly advised that the demolition (19/00399/PND) should also be undertaken in accordance with the relevant method statements under ecological advice.

CASE NUMBER: 19/00556/FUL
WARD: Claro
CASE OFFICER: Jeremy Constable
DATE VALID: 11.02.2019
GRID REF: E 434687
TARGET DATE: 08.04.2019
N 460526
REVISED TARGET: 05.04.2019
APPLICATION NO: 6.84.70.B.FUL
DECISION DATE: 05.04.2019
LOCATION:
Clematis Cottage Stang Lane Farnham HG5 9JD

PROPOSAL:
Demolition of existing garage and erection of single storey extension.

APPLICANT:
Mr S Parkin

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APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 05.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   - Proposed plans and elevations: Drwg No.PD005 (received 11.02.19)
   - Location Plan and Site Plan: Drwg Nos.PD001 and PD004 (received 05.04.2019)

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.
The drawings listed above provide the detail approved:

DWG No. AWB76-EG-01 rev B – General arrangement plan which shows the arrangement of hard and soft landscape features to the east lawn and describes the surfacing material to be used.

East Flower Garden, Planting Strategy MOOD IMAGES – which provides outlines the strategy for planting the east garden and provides images of the type of planting

DWG No. AWB76-P1(01)02 Phase 1 Landscape General Arrangement which shows the arrangement of hard and soft landscape areas around the listed building and the new spa building including a description of the types of surfacing to be used;

DWG No. AWB76-P1(03)03 Phase 1 Planting Strategy includes information on the species to be planted and some information on plant size and planting densities at planting

DWG NO: P1(01)03 Phase 1 Planting Plan and Planting Schedule DATE: 02.01.2018

DWG No: P1 (01) 02 Landscape General Arrangement plan Date 13.03.18.

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**CASE NUMBER:** 18/04170/DISCON  
**WARD:** Fountains & Ripley  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 428538  
**TARGET DATE:** 23.01.2019  
**APPLICATION NO:** 6.75.99.A.DISCON  
**GRID REF:** N 460531  
**TARGET DATE:** 05.04.2019  
**DECISION DATE:** 04.04.2019  
**DATE VALID:** 28.11.2018  
**REVISED TARGET:** 05.04.2019  
**APPLICATION NO:** 6.75.99.A.DISCON  
**DECISION DATE:** 04.04.2019  

**LOCATION:**  
Land Comprising Field At 428538 460531 Orchard Lane Ripley North Yorkshire

**PROPOSAL:**  
Application for the approval of details required under condition 3 (landscaping), condition 8 (noise impact), condition 11 (highways improvement), condition 14 (construction methodology), condition 15 (EV charging) and condition 21 (drainage) of planning permission 17/04447/DVCON - Variation of condition 2 of permission 15/01639/FUL to allow alterations to the external appearance to the dwellings.

**APPLICANT:**  
Mr K Seed

**REFUSAL to confirm discharge of condition(s)**

While the submitted details are considered to be acceptable, as the conditions were
required to be discharged at earlier stages of construction and the development has been substantially completed, conditions 3, 8, 12, 14, 15 and 21 cannot be formally discharged.

However the submitted details for these conditions are acceptable to the Council.

INFORMATIVES

1 It is not expedient to take enforcement action because although conditions 3, 8, 12, 14, 15 and 21 of permission 17/04447/DVCON were not discharged before commencement of works requested within the conditions, the information presented as part of this discharge of conditions application is satisfactory.

CASE NUMBER: 19/00336/FUL WARD: Fountains & Ripley
CASE OFFICER: Emma Howson DATE VALID: 24.01.2019
GRID REF: E 432467 TARGET DATE: 21.03.2019
N 469438 REVISED TARGET: 11.04.2019
APPLICATION NO: 6.44.180.A.FUL DECISION DATE: 10.04.2019

LOCATION:
Grange Farm Littlethorpe Road Littlethorpe HG4 3LG

PROPOSAL:
Demolition of existing buildings; Erection of 5 dwellings.

APPLICANT:
AF Developments Ltd

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 10.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Proposed Site Layout - W12-14-PLG6 rev 07-03-2019
   Proposed Plot 1 - W12-14-PLG1 rev 07-03-2019
   Proposed Plot 2 - W12-14-PLG2 rev 07-03-2019
   Proposed Plot 3 - W12-14-PLG3 rev 07-03-2019
   Proposed Plot 4 - W12-14-PLG4 rev 07-03-2019
   Proposed Plot 5 - W12-14-PLG5 rev 07-03-2019
   Proposed Landscaping - W12-14-PLG7 rev 07-03-2019

3 Prior to the erection of the external walls of the dwelling houses hereby approved
samples of the materials it is intended shall be used externally in the construction of
the roof and walls of the development shall be submitted for the written approval of
the Local Planning Authority. Thereafter the development shall be carried out in
accordance with the approved details.

4 Prior to the commencement of the development full details of the proposed surface
water drainage (including surface water management during the construction phase)
shall be submitted to and shall have been approved by the local planning authority.
The details shall include SUDs details/soakaway feasibility study results, on-site
storage requirements, rates of discharge, outfall location and details of how the
scheme will be maintained in the future.

5 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)(b) The existing access shall be improved and widened by standard detail E7, as
per drawing W12-14-PLG6
(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 E7 and maintained thereafter to prevent such
discharges.
INFORMATIVE
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.

6 No dwelling shall be occupied until the related parking facilities have been
constructed in accordance with the approved drawing W12-14-PLG6. Once created
these parking areas shall be maintained clear of any obstruction and retained for
their intended purpose at all
times.

7 In the event that contamination is found at any time when carrying out the approved
development that was not previously identified it must be reported in writing
immediately to the Local Planning Authority. 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.

8 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden. This should be validated through sampling once on site.

Certificates are required from each supplier for all imported soil and material onto the site. The certificates should include:

- The source of the material;
- The ratio of samples taken in cubic metres;
- The proposed analytical suite of contaminants including metals, total petroleum hydrocarbons (TPH) and spectated polyromantic hydrocarbons (PAH) and other contaminants as deemed necessary; and
- the assessment criteria against which, the analytical results have been compared, to assess the suitability for a mixed end use of leisure, wildlife habitats and agriculture.

9 Landscaping works shall be undertaken in accordance with the approved landscaping scheme shown on drawing W12-14-PLG7 07-03-2019. 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.

10 Prior to the commencement of any surface water drainage works on site, drawings shall be submitted to, and approved by the Local Planning Authority showing details of the proposed surface water drainage scheme. No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The details shall include:
   A. a timetable for its implementation
   B. a restricted discharge of surface water to a maximum of 5 (five)l/s
   C. sufficient on site attenuation to accommodate a 1 in 30 year storm. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, + 40% to account for climate change & urban creep, can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

11 The works shall be undertaken in strictly accordance with the recommendations of the recommendations of the Bat Survey Report (Oatlands Ecology, November 2018, section 5.2) and the Landscaping Drawing W12-14-PLG7 (Robin Hall Associates Jan. 2019)
Any vegetation to be removed and the demolition of the existing buildings must be undertaken outside the main birds nesting season (i.e. not March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds would be disturbed by such works.

The development shall be carried out in accordance with the recommendations of the "Report on Risk of Gypsum Related Subsidence" carried out by Arc Environmental (Project No. 16-941), dated 03/03/17.

In the event that the Gross Internal Area (GIA) of the development is 1000 square metres or greater, no development shall take place until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing provision shall be provided in accordance with the approved scheme.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2 Part 1 Classes A to E, no extensions, additions or alterations to the roof, installation of additional openings, erection of a porch or provision of any building or enclosure within the curtilage of the dwelling hereby approved, shall be undertaken without written approval of the Local Planning Authority.

The carports shown on the approved plans shall not be converted to garages or additional living accommodation and shall remain as carports for the lifetime of the development.

The garages shown on the approved plans shall not be converted to additional living accommodation and shall be retained as garages for the lifetime of the development.

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. Prior to occupation the charging points shall be installed and operational as per the approved details. Charging points installed shall be retained thereafter.

**Electric vehicle charge points minimum specification residential and hotels - Informative**

- One electric vehicle charging point for each residential unit with dedicated parking space.
- One electric vehicle charging point for every ten unallocated residential parking spaces (including hotels).
- 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.
Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In order to ensure compliance with the approved drawings.
3 In order to ensure that the materials used conform to the amenity requirements of the locality.
4 To ensure surface water is controlled in a sustainable manner.
5 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
6 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.
7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
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 safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
10 To ensure the site is satisfactorily drained.
11 To provide ongoing opportunities for bats to be able to roost within the redeveloped site in accordance with NPPF paragraph 175(d).
12 To avoid harm to nesting birds during the preparation of the site.
13 To reduce the risks to future occupiers of the development, resulting from subsidence due to gypsum dissolution.
14 To safeguard the rights of control by the Local Planning Authority and ensure the provision of affordable housing in accordance with the National Planning Practice Guidance, should the GIA of the development exceed the 1000 square metre threshold.
15 In the interests of residential amenity for future and existing residents and due to the thresholds for affordable housing provision.
16 Due to the requirements for parking provision and the thresholds for affordable housing provision.
17 To ensure suitable parking is provided.
18 To improve air quality and sustainable transport throughout the District.

INFORMATIVES

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

CASE NUMBER: 19/00438/PBR  
WARD: Fountains & Ripley

GRID REF: E 426859  
N 463799

APPLICATION NO: 6.61.29.Q.PBR

LOCATION:  
Land Adjacent To 4 Drovers Fold Bishop Thornton Harrogate North Yorkshire HG3 3DJ

PROPOSAL:  
Prior notification for conversion of agricultural building to form 1 dwelling with associated building works (revised scheme)

APPLICANT:  
Grovehall Estates Ltd

Prior approval not required

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

Site Plan: 1833 PO2 Jan 2019  
Proposed Plan, Elevations and Sections: 1833 PO1 Aug 2018

2 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.

Reasons for Conditions:-

1. For the avoidance of doubt.
2. 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.

CASE NUMBER: 19/00465/FUL
WARD: Fountains & Ripley
CASE OFFICER: Emma Howson
DATE VALID: 05.02.2019
GRID REF: E 422415
TARGET DATE: 02.04.2019
N 465117
REVISED TARGET: 02.04.2019
DECISION DATE: 21.03.2019
APPLICATION NO: 6.60.29.E.FUL

LOCATION:
Agricultural Building At 422415 465117 South Lane Warsill North Yorkshire

PROPOSAL:
Erection of agricultural workers dwelling.

APPLICANT:
Mr And Mrs Cockburn

1. APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 21.03.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the approved details:
Location Plan submitted 1st February 2019
Elevations and Floorplans submitted 19th March 2019

3. The external walls and roof of the development shall not be constructed until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
4 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 prior to the commencement of the construction of the external walling of the development. Development shall be carried out in accordance with the approved details.

5 The occupation of the proposed dwelling 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, or in forestry, (including any dependants of such a person residing with him) or a widow or widower of such a person.

6 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 development consisting of the, extension, enlargement, improvement or other alteration of the dwelling house nor the erection of garages or ancillary buildings, nor the erection boundary walls, fences, other than any expressly authorised by this permission shall be carried out without the grant of further specific planning permission from the local planning authority.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no further windows or doors, including dormers and rooflights, shall be inserted in the elevations or roof of the development hereby approved, without grant of further specific planning permission from the local planning authority.

8 A detailed scheme for landscaping and the use of surface materials, including a native tree and shrub planting strategy to accord with the guidelines of the Harrogate District Landscape Character Assessment, shall be provided to the site and surrounding fields to assist with mitigation of the dwelling into the landscape. Such a scheme shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved scheme shall be carried out in accordance with the agreed timetable for implementation.

9 The proposed domestic curtilage for the dwelling shall be limited to the boundary for the site as shown on the approved Location Plan.

10 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
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.

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.

Electric vehicle charge points minimum specification

residential and hotels - Informative
- One electric vehicle charging point for each residential unit with dedicated parking space.
- One electric vehicle charging point for every ten unallocated residential parking spaces (including hotels).
- 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

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. The development hereby approved would be unacceptable unless justified by the local needs of agriculture or forestry.
6. To enable the local planning authority to retain control over any future extension or alteration of the building, or the erection of other structures within its curtilage, in the interests of the character and appearance of the Nidderdale Area of Outstanding Natural Beauty and maintaining the building’s character.
7. In the interests of the character of the building and rural character of the wider area.
To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

In the interests of the visual amenities of the surrounding area.

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.

In the interests of sustainable development and improvements to air quality in accordance with the NPPF.

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CASE NUMBER: 19/00825/HEDGE
WARD: Fountains & Ripley

CASE OFFICER: Natalie Ramadhin
DATE VALID: 25.02.2019

GRID REF: E 427571
TARGET DATE: 08.04.2019

N 471170
REVISED TARGET: 08.04.2019

APPLICATION NO: 6.38.41.A.HEDGE
DECISION DATE: 08.04.2019

LOCATION:
Low Lindrick Farm Studley Royal Ripon North Yorkshire HG4 3BD

PROPOSAL:
Removal of 40m of hedgerow

APPLICANT:
Morrison Utility Services

2 EXEMPT from The Hedgerows Regulations 1997

INFORMATIVES

1 No mature trees are removed or suffer damage to their roots as a result of these works.

2 The hedgerow shall only be removed 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 the hedgerow is not being used by actively nesting birds at the time of its removal. It is strongly advised that a check for birds nests should be conducted immediately prior to their removal. This matter is covered by the Wildlife & Countryside Act 1981 under which removal of the hedges without a pre-commencement check could be considered 'reckless'.

3 The hedgerow shall be re-instated following completion of the works during the next planting season using suitable native shrubs. The replacement of the removed
sections by appropriate native hedging is not required by the Hedgerow Regulations but is a matter of good practice by a utility company which has a duty to safeguard biodiversity (as do public bodies) under the Countryside & Rights of Way Act, 2000.

<table>
<thead>
<tr>
<th>CASE NUMBER:</th>
<th>19/01246/DISCON</th>
<th>WARD:</th>
<th>Fountains &amp; Ripley</th>
</tr>
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<tbody>
<tr>
<td>CASE OFFICER:</td>
<td>Emma Walsh</td>
<td>DATE VALID:</td>
<td>21.03.2019</td>
</tr>
<tr>
<td>GRID REF:</td>
<td>E 431876, N 462942</td>
<td>TARGET DATE:</td>
<td>16.05.2019</td>
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<td>APPLICATION NO:</td>
<td>6.67.22.D.DISCON</td>
<td>REVISED TARGET:</td>
<td>28.03.2019</td>
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<tr>
<td>LOCATION:</td>
<td>Stainley Mill Limekiln Lane Burton Leonard Harrogate North Yorkshire HG3 3TE</td>
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</tbody>
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**PROPOSAL:**
Approval of details required under condition 5 (Remediation Scheme) of planning permission 16/03291/FUL - Conversion of existing ancillary residential accommodation (former barn) to form separate dwelling. Demolition of existing attached stable accommodation and replacement with detached stabling and garaging. Demolition of existing steel framed barn/agricultural storage building.

**APPLICANT:**
Jubilee Mills Farms

**CONFIRMATION of discharge of condition(s)**

**INFORMATIVES**

1. Although the submitted details comply with condition 5, if unexpected contamination is discovered on site 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 condition 5 has been complied with in relation to that contamination.

<table>
<thead>
<tr>
<th>CASE NUMBER:</th>
<th>18/05117/FUL</th>
<th>WARD:</th>
<th>Harrogate Bilton Grange</th>
</tr>
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<tbody>
<tr>
<td>CASE OFFICER:</td>
<td>Michelle Stephenson</td>
<td>DATE VALID:</td>
<td>11.12.2018</td>
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<tr>
<td>GRID REF:</td>
<td>E 430028, N 457327</td>
<td>TARGET DATE:</td>
<td>05.02.2019</td>
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<td>APPLICATION NO:</td>
<td>6.79.13848.A.FUL</td>
<td>REVISED TARGET:</td>
<td>22.03.2019</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>29 Knox Lane Harrogate North Yorkshire HG1 3AW</td>
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</tbody>
</table>

**PROPOSAL:**
Demolition of existing garage and conservatory, erection of single and two storey extensions, installation of roof lights and alterations to fenestration. (Revised Scheme).

**APPLICANT:**
Mr R Beardshall

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

1. The two storey extension, by virtue of its form, mass and design would present an incongruous addition to the host dwelling to the detriment of the character and appearance of the original dwelling and surrounding area. It would not comply with development plan policies EQ2 and SG4 of the Harrogate District Core Strategy (February 2009) and saved policies H15 and HD20 of the Harrogate District Local Plan (2001) and the accompanying Design Guide SPD which, amongst other things, seek to ensure that new development positively contributes to an area and respects the existing character and layout.

**CASE NUMBER:** 19/00333/FUL
**WARD:** Harrogate Bilton Woodfield
**GRID REF:**
E 431078
N 457261

**APPLICATION NO:** 6.79.13837.A.FUL
**LOCATION:**
19 Kirkham Road Harrogate North Yorkshire HG1 4EL

**APPROVED subject to the following conditions:-**

1. The development hereby permitted shall be begun on or before 22.03.2022.

2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   Location Plan, received 24 January 2019.
   Proposed Plans, Elevations and Block Plan, Dwg no. CW/1400/1/19, received 24 January 2019.

3. The proposed annexe shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as 19 Kirkham Road.
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 ensure compliance with the approved drawings.
3. The formation of an additional separate residential unit would not be acceptable.

CASE NUMBER: 6.79.2367.H.PSR
LOCATION: Bo House Estate Agents 138 Skipton Road Harrogate North Yorkshire HG1 4LL
PROPOSAL: Prior notification for change of use of ground floor shop (Class A1) to 1 flat (Class C3).
APPLICANT: Ladbrokes Coral

Prior approval not required

CASE NUMBER: 18/04769/FUL
LOCATION: 1 East Park Road Harrogate HG1 5QT
PROPOSAL: Demolition of existing outbuilding and erection of an extension to provide a garage and lift.
APPLICANT: Mr A Hobson

APPROVED subject to the following conditions:-
1 The development hereby permitted shall be begun on or before 08.04.2022.

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

   Proposed Front Elevation: Drawing No. 06/2018/04N, received 5 April 2019.
   Proposed Side Elevation: Drawing No. 06/2018/06M, received 5 April 2019.
   Proposed Ground Floor Plan: Drawing No. 06/2018/01H, received 5 April 2019.
   Proposed First Floor Plan: Drawing No. 06/2018/02K, received 5 April 2019.
   Proposed Second Floor Plan: Drawing No. 06/2018/03G, received 5 April 2019.
   Proposed 1:100 Ground Floor Plan: Drawing No. 06/2018/20A, received 5 April 2019.
   Location Plan and Block Plan: Drawing No. 06/2018/10A, received 20 December 2019.

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

4 The flat roof of the garage extension hereby permitted shall not be accessed other than for maintenance without the formal written approval of the Local Planning Authority.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In the interests of proper planning and for the avoidance of doubt.
3 In the interests of visual amenity.
4 To protect the amenity of neighbouring property.
REFUSED. Reason(s) for refusal:

1. The proposal, by virtue of its form, scale and appearance and siting would be visually harmful to the character and appearance of the host building and conservation area. It would present an incongruous feature that would result in loss of special character to the host building and fail to preserve or enhance its special interest. There are no public benefits that would outweigh the harm. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Harrogate Conservation Area Appraisal, Heritage Management Guidance and House Extensions and Garages Design Guide, Policies SG4 and EQ2 of the Core Strategy, Saved Policies HD3 and HD20 of the Local Plan.

2. The proposal would cause harm to residential amenity. The use of the terrace would result in activity and noise that would harm the existing living conditions of neighbouring occupiers of the adjacent and surrounding properties. The proposal is therefore contrary to guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policy SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.

CASE NUMBER: 19/00088/FUL
WARD: Harrogate Central
CASE OFFICER: Arthama Lakhanpall
GRID REF: E 430388 N 455954
DATE VALID: 12.02.2019
TARGET DATE: 09.04.2019
REVISED TARGET: 09.04.2019
DECISION DATE: 09.04.2019
APPLICATION NO: 6.79.2846.B.FUL
LOCATION: Hazelroyd Franklin Mount Harrogate HG1 5EJ

PROPOSAL:
Installation of replacement windows from timber to uVPC to 4 flats.

APPLICANT:
RTM Hazelroyd

APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun on or before 09.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent, received 21 March 2019 and 12 March 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.

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. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/00679/PNH
CASE OFFICER: Jane Lurcuck
GRID REF: E 430151 N 455372
APPLICATION NO: 6.79.6873.K.PNH
LOCATION: Provincial House 7 - 9 Cambridge Road Harrogate North Yorkshire
PROPOSAL: Prior notification for Change of Use from Offices (Use Class - B1) to 8 no. dwellings (Use Class - C3).
APPLICANT: Westmoreland Homes
Prior approval not required

INFORMATIVES

1. This Prior Notification relates to change of use only and does not include any alterations to the building. Planning permission will be required for any proposed external alterations to the building.
APPROVED subject to the following conditions:-

1. Unless modified by other conditions of this consent, development shall be carried out using Ibstock Nostell (Priory) Red Multi brick and Marley Eternit ‘Thrutone’ fibre cement slate in accordance with the following drawings:

   - Axis Architecture drawings received by the Local Planning Authority on 20 June 2017
   - 27009(01)10C - Proposed Site Plan (Landscaping for Facade Alterations)
   - 27009(02)20B - Proposed Plan (Lower Ground Floor Facade Alterations)
   - 27009(02)21C - Proposed Plan (Ground Floor Facade Alterations)
   - 27009(02)22B - Proposed Plan (First Floor Facade Alterations)
   - 27009(02)23C - Proposed Plan (Roof Space Facade Alterations)
   - 27009(02)24C - Proposed Plan (Roof Plan Facade Alterations)
   - 27009(04)12F - Proposed Elevations (Detailed Extracts Sheet 1 of 2)
   - 27009(04)13F - Proposed Elevations
   - 27009(04)14A - Proposed Elevations (Detailed Extracts Sheet 2 of 2)

   Barnes & Associates Tree Protection Plan drawing
   BA6059TPP dated 10/7/2017

   as modified by
   Axis Architecture drawings
   27009(01)17B Proposed Parking Plan dated 23.01.2019
   27009(04)10M Proposed Elevations dated 12.02.2019
   27009(04)11P Proposed Elevations dated 12.02.2019

   and Topia Landscape Architects drawing
   0029.PP.001 rev PL007 Soft Landscape dated 29.08.18

2. The tree root protection area fencing shown on Barnes & Associates Tree Protection Plan drawing no: BA6059TPP dated 10/7/2017 shall be retained until development subject to this consent is complete. There shall be no excavation or other alteration of ground levels, storage of materials or plant, parking of vehicles, deposition of soil or
rubble, lighting of fires or disposal of liquids within any area fenced off as part of the tree protection plan and specification.

3 Vehicular parking and turning areas shall be constructed and made available for use in strict accordance with drawing number 27009-(01)17 B - "Proposed Parking Plan' with their provision phased so that:
   a) 19 parking spaces and associated turning areas are constructed and made available for use and no more than 19 dwellings shall be occupied until the development the subject of planning case number 18/00181/FULMAJ has reached ground floor level.
   b) 28 parking spaces and associated turning areas are provided and no more than 28 dwellings shall be occupied once the development the subject of planning case number 18/00181/FULMAJ has exceeded ground floor level but has not been completed.
   c) All of the parking spaces and associated turning areas shall be provided before the occupation of the 29th dwelling and except in the case of emergency the completed parking layout shall be accessed solely by the access that passes under development the subject of planning case number 18/00181/FULMAJ,

4 Any gates to vehicular accesses shall be set back at least 6 metres from the carriageway edge.

Reasons for Conditions:-

1 In the interests of the health and amenity of the tree(s).
2 To ensure satisfactory off road parking provision for vehicles in the interests of highway safety and amenity.
3 In the interests of highway safety.

INFORMATIVES

1 Separate permissions exist for further developments on this building and which further amend the drawings referenced in condition 1;

   17/05135/FUL Erection of 2.no balconies with timber balustrades and additional to fenestration on the first floor. Installation of 2.no rooflights. Replacement of lattice brickwork with timber balustrade to ground floor terrace.

   18/01436/FUL Installation of second floor dormer window.

CASE NUMBER: 19/00727/DISCON  WARD: Harrogate Coppice Valley
CASE OFFICER: Natalie Ramadhin  DATE VALID: 19.02.2019
GRID REF: E 430157  TARGET DATE: 16.04.2019

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Case Number: 19/00390/FUL
Case Officer: Laura Bromley
Grid Ref: E 429465

Application No: 6.79.2220.D.FUL

Location: 30 Kent Road Harrogate North Yorkshire HG1 2LH

Proposal: Erection of a garage.

Applicant: Mr And Mrs Davies

Approved subject to the following conditions:

1. The development hereby permitted shall be begun on or before 26.03.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the 7.03.2019:
   - Drg No KR(30)/1002 Revision C: Proposed Site Plan and Street Elevation
   - Drg no KR(30)/1003 Revision A: Proposed Plan and Elevations

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 rooflights shall be inserted in the roof of the garage; hereby approved, without the prior written approval of the Local Planning Authority.
Reasons for Conditions:

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. In order to protect the visual amenities of the surrounding area in view of the prominence of this site.

CASE NUMBER: 19/00531/FUL
WARD: Harrogate Duchy
CASE OFFICER: Arthama Lakhanpall
DATE VALID: 13.02.2019
GRID REF: E 429039
TARGET DATE: 10.04.2019
N 455781
REVISED TARGET: 27.03.2019
APPLICATION NO: 6.79.8539.A.FUL
DECISION DATE: 27.03.2019

LOCATION:
10 Dorset Close Harrogate HG1 2LR

PROPOSAL:
Erection of two and single storey extensions.

APPLICANT:
Mr And Mrs Thomas

APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun on or before 27.03.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent, received 18 March 2019.
3. The external materials of the development hereby approved shall match the existing to the host dwelling.

Reasons for Conditions:

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

INFORMATIVES

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

CASE NUMBER: 19/00652/DVCON
WARD: Harrogate Duchy
CASE OFFICER: Alex Robinson
DATE VALID: 14.02.2019
GRID REF: E 429741
TARGET DATE: 11.04.2019
N 455598
REVISED TARGET: 28.03.2019
APPLICATION NO: 6.79.13359.D.DVCON

LOCATION:
Old Swan Hotel Swan Road Harrogate North Yorkshire HG1 2SR

PROPOSAL:
Application for the variation of conditions 6, 10, 17 and 18 of planning permission 18/03204/FUL to allow for a phased implementation of works.

APPLICANT:
C/o Agent

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 3 years from 13 December 2018.

2 Unless modified by other conditions in this consent, development shall be carried out in accordance with the following approved plans received by the Local Planning Authority:
   26979-BSL (02) 20 B - Location Plan
   26979-BSL (01) 00 A - Site Plan
   26979(00)02 Rev C - Phasing Plan
   26979-BSL (02) 00 Rev C - Ground Floor proposed
   26979-BSL (02) 01 Rev C - Lower Ground Floor proposed
   26979-BSL (04) 01 Rev C - Proposed Elevations South East
   26979-BSL (04) 02 Rev B - Proposed Elevations North West
3 Before the first use of any materials in the external construction of the roof, walls and glazed area frames of the development hereby approved, samples of those materials shall have been made available for inspection by, and written approval given from, the Local Planning Authority. 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 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.

5 The dwelling will be fitted with an electric vehicle charging point. The charging point shall be implemented prior to occupation and provide for Mode 3 Charging with a minimum 16amp rating.

6 Development other than that required to be carried out as part of an approved scheme of remediation must not commence on Phase 2 of the scheme 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 Part2A 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.

7 Prior to occupation details shall be provided for approval by the Local Planning Authority of suitable and sufficient provision on site for:
   i. the storage and containment of refuse prior to collection
   ii. access for collection of refuse

The approved details will be implemented prior to occupation.

8 During construction the hours of work on site shall be restricted to
   07:30 until 18:00 Mondays to Fridays
   08:00 until 13:00 Saturdays
   No work on Sundays or Bank Holidays
Prior to construction of the car lift, details of its design in relation to controlling operational noise shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include decibel levels and, if necessary, mitigation methods to reduce operating noise.

Prior to commencement of development on Phase 2 of the scheme, an Arboricultural Method Statement (AMS) in accordance with British Standards BS 5837:2012 will to be submitted to, and approved in writing by, the Local Planning Authority. The AMS will set out how the proposed structure and hard landscaping are to be implemented on site without damaging retained and proposed trees on and adjoining the site.

Any replacement trees and shrubs should be procured and planted in accordance with British standards BS 8545:2014. A specification for replacement trees will be submitted and agreed with the Local Planning Authority prior to planting.

The work hereby granted consent shall be carried out in accordance with British Standard 3998 (2010) Works to Trees, by a competent person, giving not less than 10 working days notice of the start date in writing to the Local Planning Authority. Thereafter there shall be strict compliance with any further directions given by the Councils Arboricultural Officer or his representative.

If within a period of five 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.

Prior to occupation, details shall be provided to and approved by the local Planning Authority showing how refuse vehicles will access the turning area in the event of the vehicle access gate being shut / locked.

The areas shown on the approved drawings for parking spaces, turning areas and access shall be kept available for their intended purposes at all times and for the lifetime of the development.

Original condition discharged through application 19/00830/DISCON.

Original condition discharged through application 19/00830/DISCON.

A) No demolition/development on Phase 2 of the scheme shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development on Phase 2 of the scheme shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

18 For both Phase 1 and 2 of the scheme, no development shall take place on the respective phase until a detailed design & associated management & maintenance plan for the lifetime of the development of that phase has been submitted to, and agreed by the Local Planning Authority in consultation with Yorkshire Water, showing details of the proposed surface water drainage strategy.

The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include a drainage system designed with sufficient on site attenuation so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, plus an allowance to account for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows off site.

19 No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed.

20 Prior to occupation a planting maintenance and management scheme will be submitted to and approved in writing by the Local Planning Authority. These shall be in accordance with the approved landscaping soft works and landscaping landroof plans. The agreed planting maintenance and management plan shall be carried out for the lifetime 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 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 impact on the historic setting of the site and locality.
5 In order to promote the use of electric cars and reduce pollution as well as to ensure the development conforms to the NPPF.
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.
7 In the interests of residential amenity and visual amenity due to the historic character of the locality.
8 Due to the proximity of the proposed site to existing dwellings, the hotel and school.
9 In the interests of residential amenity of the existing neighbouring properties and the proposed new occupiers of this approved scheme.
10 In the interests of the health and amenity of the tree(s).
11 In the interests of the health and amenity of the tree(s).
12 In the interests of the health and amenity of the tree(s).
13 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
14 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
15 Condition number kept to avoid confusion.
16 Condition numbering kept to avoid confusion.
17 This condition is imposed in accordance with Section 12 of the NPPF (paragraph 141) as the site is of archaeological significance.
18 To ensure the site is properly drained for the lifetime of the development.
19 To ensure the site is properly drained for the lifetime of the development.
20 To secure the ongoing management and maintenance of the onsite landscaping.

CASE NUMBER: 19/00800/TPO WARD: Harrogate Duchy
CASE OFFICER: Natalie Ramadhin DATE VALID: 22.02.2019
GRID REF: E 429233 TARGET DATE: 19.04.2019
N 455067 REVISED TARGET: 
APPLICATION NO: 6.79.7720.T.TPO DECISION DATE: 05.04.2019

LOCATION:
Chapman House Chapman Square Harrogate North Yorkshire

PROPOSAL:
Crown lift (to 2.5m) of 1no Cypress, no1 Holly, no1 Yew in G1 and Pruning of no1 yew and crown lift (to 2.5m) of no2 Acers in G2 within 14/00021/TPORDR

APPLICANT:
Mr D Mason

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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 carried out by an appropriately experienced and qualified tree surgeon.

4. All works shall be carried out so as to conform to British Standards 3998:2010 Recommendations for Tree Works.

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: 19/00830/DISCON

WARD: Harrogate Duchy

CASE OFFICER: Josh Arthur

DATE VALID: 25.02.2019

GRID REF: E 429741

TARGET DATE: 22.04.2019

APPLICATION NO: 6.79.13359.C.DISCON

REVISED TARGET: 28.03.2019

LOCATION:
Old Swan Hotel Swan Road Harrogate HG1 2SR

PROPOSAL:
Approval of details required under conditions 15 (Site compound) and 16 (Wheel wash) of Planning Permission 18/03204/FUL - Erection of 1 no. dwelling and of gate; Conversion of and erection of single-storey extension to the potting shed to form a summer house; Formation of access, parking and boundary treatment; Formation of hard and soft landscaping; Felling of 3 no. Pear, 3 no. Plum, 1 no. Apple, 1 no. Cherry Laurel and 1 no. Goat Willow of Tree Preservation Orders 48/2015 G1 and G2; Pruning of 1 no. Wild Cherry, 1 no. Hawthorn; 1 no. Horse Chestnut; 1 no. Sycamore and 4 no. Pear and Apple within Harrogate Conservation Area.
APPLICANT: Harrogate 10 Ltd

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 18/04008/FUL
WARD: Harrogate Fairfax

CASE OFFICER: Emma Walsh
DATE VALID: 22.02.2019

GRID REF: E 432442, N 455036
TARGET DATE: 19.04.2019

APPLICATION NO: 6.79.13944.FUL
REVISED TARGET: 02.04.2019

DECISION DATE: 02.04.2019

LOCATION: 30 Woodlands Avenue Harrogate North Yorkshire HG2 7SJ

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr Philip Kenny

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

   Proposed Floor Plans and Elevations; Received 26.09.2018.
   Proposed Side Elevation; Received 09.01.2019.
   Proposed Site plan; Received 09.01.2019.
   Proposed Location Plan; Received 22.02.2019.

3 Except where explicitly stated otherwise within the application form, the external materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

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 the interest of preserving the appearance of the
Conservation area.

CASE NUMBER: 19/00337/DVCON
WARD: Harrogate Fairfax
CASE OFFICER: Laura Bromley
DATE VALID: 24.01.2019
GRID REF: E 432523
N 455442
TARGET DATE: 21.03.2019
REVISED TARGET: 21.03.2019
DECISION DATE: 21.03.2019
APPLICATION NO: 6.79.12758.A.DVCON
LOCATION: 3 Cawthorn Place Harrogate HG2 7QE

PROPOSAL:
Deletion of conditions 3, 4 (code 4 no longer required) and variation of condition 9 of planning permission 14/00612/FUL to allow retention of existing access.

APPLICANT:
Mr & Mrs A Swales

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 21.03.2022.

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

   As Proposed – Floor Plans C.P. (03)/102 Rev B
   As Proposed – Elevations C.P. (03)/103 Rev B

3 All external walling and roofing of the development shall be completed in accordance with the approved details submitted to the Local Planning Authority under application reference 15/00439/DISCON.

4 Notwithstanding the provisions of The Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the north elevation of the dwelling hereby approved, without the grant of a further specific planning permission from the Local Planning Authority.

5 The proposed landing windows as shown on the north elevation of the dwelling 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 maintained at all times.
6  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 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  Prior to the first occupation of any dwelling, the new additional access to the site must be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

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

   (ii) The final surfacing of any private access within 4 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.

INFORMATIVE -
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.

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 site plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

9  Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

10 The development shall be carried out in accordance with the details of measures required to prevent mud on the highway submitted to the Local Planning Authority under application reference 15/00439/DISCON.

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 Policy SG4 of the Harrogate District Local Development Framework.
4 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
5 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
6 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
7 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
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 To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
10 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

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 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.

2 You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.
1 Fairfax Avenue Harrogate HG2 7RQ

PROPOSAL:
Demolition of garage and erection of two storey extension.

APPLICANT:
A Butler

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 01.04.2044.

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

   Existing and Proposed Floor Plans: Drawing No. 2018083 002A, received 4 February 2019.
   Existing and Proposed Roof Plans: Drawing No. 2018083 003A, received 4 February 2019.
   Existing and Proposed Front and Rear Elevations: Drawing No. 2018083 004A, received 4 February 2019.
   Existing and Proposed Side Elevations: Drawing No. 2018083 005A, received 1 April 2019.
   Location Plan and Site Plans: Drawing No. 2018083 001A, received 4 February 2019.

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 first floor window in the south 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  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.
PROPOSAL:
Application for approval of details required under condition 6 (affordable housing) of planning permission 14/00259/OUTMAJ (17/03295/DVCMAJ) - Outline planning application for the erection of 124 dwellings with associated open space, access and landscaping with access considered (site area 9.1ha) (resubmission)

APPLICANT:
Miss Keely Malcolm

CONFIRMATION of discharge of condition(s)

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22.03.2022.

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

   Location Plan; received 24.01.2019
3 Except where explicitly stated otherwise within the application form and the amended plans, the materials to be used in the construction of the external surfaces of the extension and garden store hereby permitted shall match those used in the host dwelling.

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: 19/00384/FUL  WARD: Harrogate Harlow
CASE OFFICER: Jeremy Constable  DATE VALID: 30.01.2019
GRID REF: E 429335  TARGET DATE: 27.03.2019
          N 454510  REVISED TARGET: 26.03.2019
DECISION DATE: 26.03.2019

APPLICATION NO: 6.79.12447.A.FUL
LOCATION:
31 Harlow Oval Harrogate North Yorkshire HG2 0DR

PROPOSAL:
Erection of a front dormer.

APPLICANT:
Mr And Mrs Williams

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.03.2022.

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
   Proposed plans and elevations Drwg No.P02 (Received on 28 Jan 2019)
   Location Plan and Site Plan Drwg No. P03 (Received 28 Jan 2019)
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: 19/00527/FUL
WARD: Harrogate Harlow
CASE OFFICER: Jeremy Constable
DATE VALID: 13.02.2019
GRID REF: E 429427
TARGET DATE: 10.04.2019
N 453830
REVISED TARGET: 08.04.2019
APPLICATION NO: 6.79.13936.FUL
DECISION DATE: 08.04.2019

LOCATION:
73 Pannal Ash Drive Harrogate North Yorkshire HG2 0HX

PROPOSAL:
Loft conversion to form habitable accommodation including installation of dormer.

APPLICANT:
Mr And Mrs Davies

APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun on or before 08.04.2022.

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
   Proposed plans and elevations Drwg Nos.2161.1/01, 02, 03 and 04 (Received on 06 Jan 2019)
   Location Plan (Received 06 Jan 2019)

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.

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LOCATION:
Covance Laboratories Limited Otley Road Harrogate North Yorkshire HG3 1PY

PROPOSAL:
Lateral reduction (by 2m) of 1 no. Quercus and crown reduction (by 1m) of 1 no. Sorbus tree within W1 of Tree Preservation Order 38/1994.

APPLICANT:
Covance Laboratories Ltd

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.
REFUSED. Reason(s) for refusal:-

1 The proposed development due to its proximity to the woodland boundary of the site, and the lack of any arboriculture mitigation measures would lead to an adverse impact on the mature trees in close proximity to the site. This would be contrary to Policies HD20 and HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

2 The orientation of the proposed property and its proximity to the woodland would lead to an unacceptable level of pressure to remove the trees overhanging the site due to the impact of the trees on the light available to the property and associated amenity space. This would be contrary to Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

3 Loss or harm to the woodland from the proposed development would adversely impact on the character and appearance of the Pinewoods Special Landscape Area and would therefore be contrary to Policy C9 of the Local Plan.

4 The proposal would not provide a high level of amenity to future residents due to the lack of light available to the property and the associated amenity space. This would be contrary to Policy HD20 of the Local Plan, Policy EQ2 of the Core Strategy and paragraph 124 of the NPPF.
LOCATION:
81A Otley Road Harrogate HG2 0DU

PROPOSAL:
Erection of boundary gate, replacement fence and stores.

APPLICANT:
Mr P Carter

1 Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:
Erection of replacement fence and stores.

Subject to the following Conditions;

1 The development hereby permitted shall be begun on or before 03.04.2022.

2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

   Proposed Elevations, Site and Location Plan; Drwg No. 2000, Rev B received 22.03.2019.
   Proposed Bin Store, Store and Log Store Elevation and plans; Drwg No. 2001, received 22.03.2019.

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.

PART TO BE REFUSED:
Erection of boundary gate.

Reasons for refusal:

1 The location, height and appearance of the boundary gate would present an incongruous development that would not assimilate with the host dwelling and street scene resulting in the loss of character to the host dwelling and that of the street scene. The proposal would conflict with guidance in the National Planning Policy Framework, Policies EQ2 and SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.
PROPOSAL:
Loft conversion to provide habitable accommodation in order to extend flat 3 and 4, including installation of dormers and rooflights and alterations to fenestration.

APPLICANT:
Mr And Mrs Chan

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 03.04.2022.

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

   Proposed Elevations: Drawing Number 07B
   Proposed Ground Floor and First Floor Plan: Drawing Number 04
   Proposed Second Floor and Third Floor Plan: Drawing Number 05C
   Proposed Roof Plan: Drawing Number 06A.

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.
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 29.03.2022.

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

   Site Location Plan
   Site Plan as proposed Drawing No. 016187_P102 Rev A
   Elevations as Proposed Drawing No. 016187_P211 Rev B
   GA Floor Plan as proposed Drawing No. 016187_P201
   Boundary Treatment Plan /Cycle Enclosure as proposed Drawing No.016187_P103
   GA Roof Plan as proposed Drawing No. 016187_P202 Rev B
   GA Building Sections as proposed 1 Drawing No. 016187_310
   GA Building Sections as proposed 2 Drawing No. 016187_311
   Site Sections as proposed Drawing No.016187_301

   Amended Plans
   Phasing Plan: Phase 1 Drawing No 016187_P101
   Phasing Plan: Phase 2 Drawing No. 016187_P101

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. Within three months of the post occupation of Phase 2 of the development, or a timescale otherwise agreed in writing with the Local Planning Authority 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 applicant will fund the cost of the traffic regulation order required to remove the waiting restrictions that extend across the existing access that will be closed up.
   (ii)(b) The existing access shall be improved by Standard Detail E7, and to plan
number 016187_P102, subject to an auto track drawing being carried out to the satisfaction of the Local Highway Authority.

Informative:
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.

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 016187_P102 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

6 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

7 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

8 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.

9 There shall be no external movements of Heavy Goods Vehicles or Fork Lift Trucks outside the hours of:
07:00 to 23:00 Monday to Friday
07:00 to 18:00 Hrs on Saturdays and
09:00 to 18:0hrs on Sundays and Bank Holidays

10 The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels at the nearest sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142:2014 “Methods for rating and assessing industrial and commercial sound”. 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.

11 Before external artificial lighting is installed an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of:-
- The proposed hours of use of the external lighting
- The number, type and location of the proposed luminaires
- The maintained average illuminance levels of the different areas to be illuminated with reference to guidance to demonstrate these levels are appropriate
- The vertical illuminance that will be caused at windows of nearby light sensitive premises.
- The steps that will be taken to minimise stray light and glare from the lighting

The lighting shall be installed, maintained and operated thereafter in accordance with the approved scheme.

12 The landscaping and boundary treatment hereby approved shall be implemented within a timeframe not more than 3 months following completion of Phase 2 of the proposed works unless otherwise agreed in writing by the local planning authority. In the event of failure of any trees or shrubs forming part of the submission, 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.
13 Any removal of shrubs, hedgerow or woody vegetation shall be undertaken outside the main birds nesting season (March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds would be disturbed.

14 Prior to the first use of the extension hereby approved, a bat box shall be erected on site at a suitable height and away from any direct light source unless otherwise agreed in writing by the Local Planning Authority.

15 Prior to occupancy of Phase 1 of the development a Design Stage Certificate issued by BRE has been submitted to and approved in writing by the Local Planning Authority. The development shall meet BREEAM "very good" or higher. Thereafter the development shall be carried out in accordance with the approved details.

16 Within 3 months of the completion of the external works (Phase 3) of the development a Post Construction Stage Certificate issued by BRE for the development shall be submitted for the approval in writing of the Local Planning Authority prior to the first occupation of the development.

17 The site shall be developed with separate systems of drainage for foul and surface water.

18 Prior to the commencement of any phase of the development on site, drawings & specifications shall be submitted to, and approved by the Local Planning Authority showing details of the proposed surface water drainage, including on site storage requirements, existing peak flow rates, proposed peak flow rates & outfall location.

19 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

20 Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to greenfield runoff rate and/or a minimum 30% reduction of the existing positively drained runoff rate for the 1 in 1, 1 in 30 and 1 in 100 year rainfall events. A minimum 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.
21 The development shall not commence until a scheme, detailing the treatment of all surface water flows from parking areas and hardstanding through the use of roadside gullies, oil interceptors, reed beds or alternative treatment systems, has been submitted to and approved in writing by the Local Planning Authority. Use of the parking areas/hardstanding shall not commence until the works comprising the approved treatment scheme have been completed. Roof water shall not pass through the treatment scheme. Treatment shall take place prior to discharge from the treatment scheme. The treatment scheme shall be retained, maintained to ensure efficient working and used throughout the lifetime of the development.

22 No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

23 Construction work shall not take place outside the hours of 0800 to 1800 hours, Mondays to Fridays and 0800 to 1300 hours on Saturdays with no work on Sundays or Bank Holidays. Construction works should be controlled by employing best practice such as BS5228 1997.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 To ensure compliance with the submitted details
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.
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 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
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 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 In the interests of residential amenity
10 In the interests of residential amenity
11 In the interest of both visual and residential amenity
12 To safeguard the rights of control by the Local Planning Authority in these respects
and in the interests of amenity.

13 In the ecological interests of the site
14 In the ecological interests of the site.
15 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
16 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
17 To prevent pollution of the water environment.
18 To ensure the satisfactory drainage of the site
19 To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.
20 To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.
21 To prevent pollution of the water environment from the development site
22 To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.
23 In the interests of residential amenity

______________________________
CASE NUMBER: 19/00361/FUL   WARD: Harrogate Hookstone
CASE OFFICER: Laura Bromley DATE VALID: 25.01.2019
GRID REF: E 432143   TARGET DATE: 22.03.2019
N 454213   REVISED TARGET:
DECISION DATE: 22.03.2019

APPLICATION NO: 6.79.234.I.FUL

LOCATION:
Harrogate Squash And Fitness Centre Hookstone Wood Track Harrogate HG2 8PN

PROPOSAL:
Formation of Padel tennis court

APPLICANT:
Harrogate Squash And Fitness Centre

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22.03.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Dwg 19/0953/01 - Planning Details received by the Local Planning Authority on 25.01.2019
3 No external lighting shall be erected until an ecological assessment has been carried out and a revised lighting scheme submitted for the written approval of the Local Planning Authority. Mitigation measures identified in the ecology survey report must be incorporated into the design of the revised lighting scheme prior to the use of any external lighting.

Reasons for Conditions:-

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

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CASE NUMBER: 19/00443/FUL
WARD: Harrogate Hookstone
CASE OFFICER: Arthama Lakhanpall
DATE VALID: 05.02.2019
GRID REF: E 432559
TARGET DATE: 02.04.2019
N 454650
REVISED TARGET: 
APPLICATION NO: 6.79.1072.A.FUL
DECISION DATE: 26.03.2019

LOCATION:
5 Masham Close Harrogate North Yorkshire HG2 8QG

PROPOSAL:
Erection of two storey extension, replacement garage and porch, alterations to fenestration and demolition of existing porch, garage and extension.

APPLICANT:
Miss A Garrett

REFUSED. Reason(s) for refusal:-

1 The two storey extension, by virtue of its form, scale and siting would present an incongruous and disproportionate development. Its bulk and massing would be out of proportion with the host dwelling and would be detrimental to its character and the locality. It would therefore conflict with guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policies EQ2 and SG4 of the Core Strategy and Saved Policies H15 and HD20 of the Local Plan.
2 The two storey extension would create unacceptable overbearing to the occupiers of

CASE NUMBER: 19/00221/FUL    WARD: Harrogate Kingsley
CASE OFFICER: Laura Bromley    DATE VALID: 22.01.2019
GRID REF: E 432314 N 456120    TARGET DATE: 19.03.2019
APPLICATION NO: 6.79.13916.FUL    REVISED TARGET: 21.03.2019
DECISION DATE: 21.03.2019

LOCATION: 63 Kingsley Road Harrogate HG1 4RD

PROPOSAL: Demolition of porch and erection of two storey extension.

APPLICANT: Mr And Mrs Cowen

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 21.03.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the 13.03.2019; and as modified by the conditions of this consent

- Dwg 1876-01A - Planning Drawing Revision A

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.
### CASE NUMBER: 19/00425/DISCON
### WARD: Harrogate Kingsley
### CASE OFFICER: Josh Arthur
### DATE VALID: 30.01.2019
### GRID REF: E 432128
### TARGET DATE: 27.03.2019
### N 456387
### REVISED TARGET: 15.04.2019
### DECISION DATE: 11.04.2019
### APPLICATION NO: 6.79.1554.W.DISCON
### LOCATION:
Kingsley Farm  Kingsley Road Harrogate HG1 4RF
### PROPOSAL:
Approval of details required under conditions 7 (highway details) and 19 (drainage details) of planning permission 18/02644/DVCMAJ - Application for the variation of highway conditions 6, 7, 10 & 11 allow for commencement of development prior to approval of details, variation of condition 13 (remediation) to allow demolition works prior to submission of remediation scheme and variation of condition 24 (drainage) to exclude need for a watercourse condition survey and allow for commencement of development prior to approval of details of planning permission 18/00179/DVCMAJ.
### APPLICANT:
Stonebridge Homes Ltd

#### CONFIRMATION of discharge of condition(s)

### CASE NUMBER: 19/00663/CLOPUD
### WARD: Harrogate Kingsley
### CASE OFFICER: Natalie Ramadhin
### DATE VALID: 15.02.2019
### GRID REF: E 431666
### TARGET DATE: 12.04.2019
### N 455768
### REVISED TARGET: 15.04.2019
### DECISION DATE: 10.04.2019
### APPLICATION NO: 6.79.9969.A.CLOPUD
### LOCATION:
1 Anchor Road Harrogate HG1 4TA
### PROPOSAL:
Demolition of existing garage and erection of new garage with attached garden room and hardstanding.
### APPLICANT:
Abigail and Ryan Fawcett

#### APPROVED

1. The proposals as shown on the following drawings: 436-01, 436-02, 436-05, 436-06,
436-07 (received 15th February 2019) therefore complies with Schedule 2, Part 1, Class E and Class F of the Town and Country General Permitted Development Order 2015 (as amended April 2018).

INFORMATIVES

1 The proposed outbuilding is to be used for the uses shown on drawing number 436-05 and not to be used for ancillary accommodation.

CASE NUMBER: 19/01055/CMA  WARD: Harrogate Kingsley
CASE OFFICER: David Potts  DATE VALID: 07.03.2019
GRID REF: E 432784  TARGET DATE: 04.04.2019
N 455952  REVISED TARGET: 04.04.2019
APPLICATION NO: 6.79.2445.C.CMA

LOCATION: 16 Station View Harrogate North Yorkshire HG2 7JB

PROPOSAL:
County matters application for consultation on planning application for the purposes of a car park extension to provide 12 no. car parking bays and installation of 4 no. high lighting columns.

APPLICANT:
NYCC Planning Services

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

1 A detailed scheme to ensure no nuisance occurs to the neighbours to the north from the proposed lighting to be installed on site should be created. 6m lamp posts within 6.5m of rear windows have the potential to be invasive even if the illumination spray is contained.

Conversation with the electrical engineer for the scheme confirms there are measures to attach cowls to shield the LED plate, but the potential impact should be assessed to ensure there will be no issues.

CASE NUMBER: 18/04535/FUL  WARD: Harrogate New Park
CASE OFFICER: Arthama Lakhanpall  DATE VALID: 24.12.2018
GRID REF: E 429396  TARGET DATE: 18.02.2019
N 456731  REVISED TARGET: 29.03.2019
DECISION DATE: 26.03.2019
APPLICATION NO: 6.79.13894.FUL

LOCATION:
41 Electric Avenue Harrogate HG1 2BB

PROPOSAL:
Erection of dwelling with single and two storey extensions, alterations to fenestration and landscaping and demolition of porch.

APPLICANT:
Mr M Zaidi

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.03.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent, received 25 March 2019:

2018024(0-)02 Proposed Plans Revision C
2018024(0-)03 Proposed Elevations and Site Plan Revision D

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 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, windows, outbuildings, solar panels, walls or other external alterations to the building other than any expressly authorised by this permission shall be done without the grant of further specific planning permission from the Local Planning Authority.

5 The dwelling shall not be occupied until the related parking facilities have been constructed in accordance with the approved drawing 2018024(0-)02 Proposed Plans Revision C. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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 the visual amenity of the dwelling and streetscene.
4 In the interests of the visual amenity of the dwelling and streetscene and residential amenity of neighbouring occupiers.
5 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.

INFORMATIVES

1 INFORMATIVE LANDFILL GAS MIGRATION

This site is within 250m of a landfill site. In accordance with your 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; namely:

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

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

2 You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.

3 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.
Demolition of existing dwelling and erection of 1 no. dwelling.

APPLICANT:
Mr And Mrs Archer

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 08.04.2022.

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

   - Proposed Site Plan: 165-02-R2
   - Street Scene: 165-04
   - Proposed Floor Plans: 165-02
   - Proposed Elevations: 165-01

3. No development of a building shall take place until samples of the external roof and wall facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details prior to the occupation of the development and thereafter maintained.

4. No development of a building shall take place until details of the pump, plant and any other equipment proposed to serve the swimming pool, including any noise and vibration mitigation measures have been submitted for the prior approval of the Local Planning Authority and thereafter development shall be carried out in accordance with that approval and the measures maintained.

5. Prior to the construction of the foundations of the development hereby permitted, the developer shall implement the AMS report detail including root protection area (RPA) (as per JCA Tree Report 1477-A/AJB dated March) 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 development of a building shall take place 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 land within the fenced areas shall not be altered.
The works hereby approved shall be monitored by a qualified arboricultural specialist in respect of the works specified in the submitted tree report, to ensure that the works are carried out in accordance with that report. In this regard, monthly inspections shall be undertaken and any proposed deviations shall be reported to the Planning Authority prior to implementation. No deviations from the conditions and the works specified in the tree report shall take place without the prior written approval of the Planning Authority.

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 and in order to safeguard the character and appearance of the area.
4. In the interests of residential amenity.
5. In order to safeguard the health of trees around and within the site during construction of the development hereby permitted.
6. In order to safeguard the health of trees around and within the site during construction of the development hereby permitted.
7. In order to safeguard the health of trees around and within the site during construction of the development hereby permitted.
1 The development hereby permitted shall be begun on or before 27.03.2022.

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

   Location Plan: OS MasterMap, received 1 February 2019.

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 first floor windows on the north and south 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 the interests of proper planning and for the avoidance of doubt.
3 In the interests of visual amenity.
4 In the interests of privacy and neighbouring amenity.

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. The applicant should discuss with the Highway Authority any proposals for altering the route.
PROPOSAL:
Demolition of extension and garage. Erection of single storey extension and shed/store, and alterations to doorways.

APPLICANT:
Mr S Collier

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 21.03.2022.

2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

   Proposed Elevations; Drwg No. GS/2019/4, received 11.02.2019.
   Proposed Floor plans; Drwg No. GS/2019/3, received 11.02.2019.
   Proposed Alterations/ Kitchen Extension plans; Drwg No. GS/2019/5, received 11.02.2019.
   Site plans; Drwg No. GS/2019/6, received 11.02.2019.

3 The render hereby to the single storey extension hereby approved, must be finished in a white or cream shade.

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 interest of visual amenity.
PROPOSAL:
Erection of single-storey wraparound extension, two-storey extension and of porch; Installation of rooflights. (Revised Scheme to provide alterations to fenestration and application of render to side and rear elevations.)

APPLICANT:
Mrs J Goddard

1 Approved subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 11.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form dated and received by Harrogate Borough Council on 26th February 2019 and drawing reference: 18/0944/02 Rev D and accompanying email from the agent dated and received by Harrogate Borough Council on 10th April 2019 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: 19/00532/FUL
WARD: Harrogate Old Bilton
CASE OFFICER: Emma Walsh
DATE VALID: 13.02.2019
GRID REF: E 430838 N 457242
TARGET DATE: 10.04.2019
APPLICATION NO: 6.79.9931.C.FUL
REVISED TARGET:
DECISION DATE: 26.03.2019

LOCATION:
1 Gordon Avenue Harrogate HG1 3DH

PROPOSAL:
Demolition of garage and erection of a single storey extension.

APPLICANT:
Mr A Galton

1 Approved subject to the following conditions:-
1 The development hereby permitted shall be begun on or before 25.03.2022.

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

   Proposed Location with Site Plan; received 06.02.2019
   Proposed Front Elevation; received 13.02.2019
   Proposed Rear Elevation; received 13.02.2019
   Proposed Side Elevation received 13.02.2019
   Proposed Floorplan; Received 13.02.2019

3 Except where explicitly stated otherwise within the application form, the external materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

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: 19/00447/FUL       WARD: Harrogate Pannal Ward
CASE OFFICER: Mark Danforth       DATE VALID: 04.02.2019
GRID REF: E 430410                TARGET DATE: 01.04.2019
                          N 452131
REVISED TARGET:
DECISION DATE: 26.03.2019

APPLICATION NO: 6.152.56.A.FUL

LOCATION:
4 Sandy Bank  Church Lane Pannal HG3 1NL

PROPOSAL:
Erection of 2no new dwellings.

APPLICANT:
Mr M Kell

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.03.2022.
2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 360.001 received by the Local Planning Authority on the 31 January 2019.

3 The development hereby permitted shall not be occupied until splays shall be provided giving clear visibility of 2m x 56m measured along both channel lines of the major road Church Lane from a point measured 2metres down the centre line of the access road. Once created these visibility areas shall thereafter be maintained clear of any obstruction.

4 Before the development is brought into use a scheme detailing the facility 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. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with 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. Charging points installed shall be retained thereafter for the lifetime 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 compliance with the approved drawings.
3 In the interests of highway safety.
4 In order to comply with Core Strategy policy EQ1.
Mr R Barlow

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 29.03.2022.

2  The development hereby approved shall be carried out in strict accordance with the
details within the application form and the submitted plans and drawings:
   Proposed plans and elevations: Drwg Nos.1688 03,
   04 and 05 (rec 04.02.19)
   Location Plan and Site Plan: Drwg No.1688 01
   (received 04.02.2019)

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:     19/00499/FUL           WARD:          Harrogate Pannal Ward
CASE OFFICER:     David Potts              DATE VALID:    04.02.2019
GRID REF:         E 429300                  TARGET DATE:   01.04.2019
                 N 453194                  REVISED TARGET:
APPLICATION NO:   6.79.13932.FUL          DECISION DATE: 28.03.2019
LOCATION:         28 Yew Tree Lane Harrogate HG2 9JS
PROPOSAL:
Erection of two and single storey extensions and alterations to fenestration.

APPLICANT:
Mr B Brown

APPROVED subject to the following conditions:-
1 The development hereby permitted shall be begun on or before 28.03.2022.

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

   Existing and Proposed Floor Plans and Elevations: Drawing Number 1890/01, received 4 February 2019.
   Location Plan: UK Planning Maps, received 4 February 2019.

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 first floor bathroom window on the north side 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 In the interests of proper planning and for the avoidance of doubt.
3 In the interests of visual amenity.
4 In the interests of privacy and neighbouring amenity.
1. The development hereby permitted shall be begun on or before 27.03.2022.

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

   - Proposed Site Plan Dated 02/19 Dwg No: 164.03.003
   - Proposed GA Plans Dated 02/19 Dwg No: 164.03.101
   - Proposed South and East Elevation Dated 02/19 Dwg No: 164.03.201
   - Proposed North and West Elevations Dated 02/19 Dwg No: 164.03.202

3. Before the first use of any external materials to be used in the development hereby approved, samples of those materials must be made available for inspection and written approval of the Local Planning Authority. Thereafter development must be carried out in strict in accordance with the approved details.

4. The ensuite bathroom gable window closest to the boundary with No. 2 Leadhall View and the escape rooflight windows to bedroom 4 and bedroom 3's dressing room, 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; unless otherwise approved in writing by the Local Planning Authority.

5. Prior to the first occupation of the dwelling an enclosed bat house, Ibstock or Schwegler 1FR tube must be installed on the south or west wall in accordance with the mitigation recommendations set out in the submitted Bat Scoping Survey dated 20 July 2018. Thereafter it shall be retained in position.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no roof or dormer 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.

**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 residential amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

5. In order to protect the habitats of bats, which are listed as a European Protected Species; in accordance with Core Strategy Policy EQ2 of the Harrogate District Local Development Framework.
Development Framework.

In the interests of visual and residential amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

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.

CASE NUMBER: 19/00570/FUL  
WARD: Harrogate Saltergate  
CASE OFFICER: Michelle Stephenson  
DATE VALID: 12.02.2019  
GRID REF: E 428295  
N 456285  
TARGET DATE: 09.04.2019  
REVISED TARGET: 09.04.2019  
DECISION DATE: 09.04.2019  
APPLICATION NO: 6.79.13938.FUL  
LOCATION: 8 Woodruff Close Harrogate HG3 2YF

PROPOSAL: 
Demolition of existing extension, erection of two and single storey extensions, conversion of garage to habitable accommodation and alterations to fenestration.

APPLICANT: 
Mr And Mrs Marshall

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 09.04.2022.

2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings: Location Plan, ID. BW1 - 00776093. Proposed Plans and Elevations, Dwg no. /0002 (revision A), received 3 April 2019.

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  For the avoidance of doubt and to ensure compliance with the approved drawings.
3  To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.

CASE NUMBER:  19/00373/FUL  WARD:  Harrogate St Georges
CASE OFFICER:  David Potts  DATE VALID:  28.01.2019
GRID REF:  E 430188  TARGET DATE:  25.03.2019
N 453355  REVISED TARGET:  DECISION DATE:  22.03.2019
APPLICATION NO:  6.79.13924.FUL
LOCATION:  12 Bowes Park Harrogate HG2 9QQ

PROPOSAL:
Erection of a first floor extension and alterations to fenestration.

APPLICANT:
Mr And Mrs May

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 22.03.2022.
2  The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:


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.
The window serving a bathroom in the first floor north-eastern side 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. 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.
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: 19/00938/AMENDS  WARD: Harrogate St Georges
CASE OFFICER: Gerard Walsh  DATE VALID: 04.03.2019
GRID REF: E 429933  TARGET DATE: 01.04.2019
N 453585  REVISED TARGET: 28.03.2019
APPLICATION NO: 6.79.8191.E.AMENDS

LOCATION: British Telecom Training Centre  St Georges Walk Harrogate HG2 9DX

PROPOSAL:
Non-material amendment to allow for the relocation of the electric sub-station of planning permission 17/05030/DVCMAJ - Variation of condition 3 (approved plans) and condition 14 (approved parking areas) to allow changes to housetypes of planning permission 15/05478/OUTMAJ - Outline application for demolition of existing buildings and erection of 88 dwellings with access, landscaping and layout considered. Description amended to include variation of condition 14.

APPLICANT:
Bellway Homes Ltd

1 APPROVED

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. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/00608/FUL  WARD: Harrogate Starbeck
CASE OFFICER: Jeremy Constable  DATE VALID: 18.02.2019
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 10.04.2022.

2. The development hereby permitted shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   - Proposed plans and elevations and Location Plan:
     - Drwg No. 20091114 (received 12.02.19)
     - Site Plan: Received 18.02.19

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.
PROPOSAL:
Erection of 2 no. two storey extensions, formation of pitch roof to existing single storey side extension and removal of chimney.

APPLICANT:
Mr And Mrs Brannan

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.03.2022.

2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   - Existing Plans and Elevations with Location Plan, Dwg no. 383-P01, received 7 January 2019.
   - Proposed Plans and Elevations with Block Plan, Dwg no. 383-P02 (revision A), received 21 March 2019.

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. For the avoidance of doubt and to ensure compliance with the approved drawings.

3. To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.

CASE NUMBER: 19/00474/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 430971
N 454073
APPLICATION NO: 6.79.9262.E.FUL
LOCATION: 10 Rayleigh Road Harrogate HG2 8QR
PROPOSAL:
Erection of a single storey extension and veranda.

APPLICANT:
Mr E Hardie

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 29.03.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   Proposed plans and elevations: Drwg No.3229 301 L3 (received 03.02.19)
   Location Plan: Drwg No.3229-301P L1 (received 03.02.19)

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: 19/00781/TPO
CASE OFFICER: Kate Lavelle
GRID REF: E 431952
N 454835
APPLICATION NO: 6.79.952.G.TPO
LOCATION: 12 Wayside Avenue Harrogate HG2 8NL

PROPOSAL:
Crown reduction (to 2m) of 1 Oak (T2). Crown reduction (by 1.5m), lateral reduction (by 2m), crown thinning (by 15%) and removal of deadwood of 1 Oak (T3) within TPO order 19/1991.
APPLICANT:
Mrs Hopley

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:
The removal of deadwood to one Oak tree (T3) within Area 1 of Tree Preservation Order 19/1991

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
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.

PART TO BE REFUSED:
Crown reduction (to 2m) of one Oak tree (T2) and crown reduction (by 1.5m), lateral reduction (by 2m), crown thinning (by 15%) of one Oak tree (T3) within Area 1 of Tree Preservation Order 19/1991.

Reasons for refusal:
1. The proposed works would significantly harm the health and the visual amenity of the trees. This would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan 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 National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.
PROPOSAL:
Felling of 1 Cedar tree within Tree Preservation Order 06/2019

APPLICANT:
Mrs Suttie

APPROVED subject to the following conditions:

1. All works shall be carried out by an appropriately experienced and qualified tree surgeon.

2. All works shall be carried out so as to conform to British Standards 3998:2010 Recommendations for Tree Works.

3. Replacement planting - 1 N° Scots pine. Tree 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 within four weeks of the felling of the cedar in the south western corner of the garden.

   - Tree to be watered and maintained post planting until established.

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

- 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.

Reasons for Conditions:

1. In the interests of good arboricultural practice.
2. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
3. In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
LOCATION:
Flat 3 Stray Towers Victoria Road Harrogate North Yorkshire HG2 0LJ

PROPOSAL:
Installation of a balcony and double doors.

APPLICANT:
Ms A Telfer

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 22.03.2022.
2. The development hereby permitted shall be carried out in strict accordance with the amended drawings reference 1.1/1339 Revision B - Existing and proposed plans and elevations, received by the Local Planning Authority on 21 March 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.

CASE NUMBER: 19/00572/TPO
WARD: Harrogate Valley Gardens
DATE VALID: 08.02.2019
TARGET DATE: 05.04.2019
REVISED TARGET: 21.03.2019
DECISION DATE: 22.03.2019

LOCATION:
37 Harlow Manor Park Harrogate HG2 0EG

PROPOSAL:
Crown lift (by 4m) and lateral reduction (by 5m to include a 2m clearance from property) to 1no Beech within TPO 06/1981.
APPLICANT:
Mr Banks

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: 19/00661/FUL
WARD: Harrogate Valley Gardens
CASE OFFICER: Emma Walsh
DATE VALID: 15.02.2019
GRID REF: E 429414 N 454753
TARGET DATE: 12.04.2019
REVISED TARGET: 02.04.2019
DECISION DATE: 02.04.2019

APPLICATION NO: 6.79.13942.FUL

LOCATION:
70 Harlow Terrace Harrogate North Yorkshire HG2 0PN

PROPOSAL:
Erection of single storey extension; alterations to fenestration.

APPLICANT:
Mrs Anna Godden And Mr Schmidt

2. APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 02.04.2022.
2. The development hereby permitted shall be carried out in strict accordance with the
application form and the submitted plans;

  Proposed Floor Plans and Elevations; Drwg 210-1118 P02 received 15.02.2019.
  Proposed Site plan; Drwg 210-1118 P03 received 15.02.2019.

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.

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CASE NUMBER:  17/01398/REMMAJ  WARD: Killinghall & Hampsthwaite
CASE OFFICER: Gerard Walsh  DATE VALID: 13.04.2017
GRID REF:  E 428022  TARGET DATE: 13.07.2017
          N 456989  REVISED TARGET: 01.04.2019
APPLICATION NO:  6.93.635.C.REMMAJ  DECISION DATE: 28.03.2019

LOCATION:
Land Comprising Field At 428022 456969 Skipton Road Killinghall North Yorkshire

PROPOSAL:
Application for approval of Reserved Matters (under Outline Application 14/00854/OUTMAJ) for the erection of 210 dwellings with appearance, landscaping, layout and scale considered.

APPLICANT:
Persona

1  APPROVED subject to the following conditions:-

1  The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

2  Unless modified by other conditions of this consent, development shall be carried out in accordance with the following approved plans received by the Local Planning Authority on 30 November 2017:

  Coloured Southern Housing Layout - S003 Rev P2
No development comprising the construction of a dwelling shall take place until sample panels of the proposed external walling materials, and samples of the proposed external roofing materials have been made available on site for the written approval of the Local Planning Authority. The sample walling panels shall measure at least 1 square metre and demonstrate the type, size, colour, pointing, dressing and coursing (as applicable) of the material to be used. Thereafter development shall be carried out as approved and the sample panels shall be retained on site until all external walling has been completed.

No development shall take place until a biodiversity mitigation and enhancement plan...
has been submitted to and approved in writing by the Local Planning Authority. Such plan shall demonstrate how the development makes provision for i) Habitat enhancement; and ii) Protected species including bats and breeding birds. Thereafter development shall be carried out as approved.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, roof light or dormer windows shall be erected without the grant of further specific planning permission from the local planning authority.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the garages and carports hereby permitted shall not be converted to habitable accommodation without the further grant of planning permission from the local planning authority.

7 No operations shall commence on site in relation to the approved landscaping plan until a detailed scheme for sustainable tree planting has been approved. Such a scheme shall incorporate underground systems (e.g. Rootcell, Stratacell, Silva cell or similar products) and provide a sufficient area of growth medium for long term tree growth. Such systems shall be designed to protect underground services and above ground surfaces while allowing for long term sustainable tree cover and shall be specified where tree planting has hard standing on two or more sides. Thereafter development shall be carried out as approved.

8 Prior to the first occupation of the dwelling houses hereby approved, a detailed landscape planting plan and planting schedule shall be submitted to and approved in writing by the local authority. The information shall include species, size at planting, species mixes, planting densities/spacing, plant numbers, location of planting and timing of implementation. Thereafter the development shall be carried out in accordance with the approved details.

9 A phased implementation programme for the landscape scheme shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the dwelling houses hereby approved. It shall include a phased release of Public Open Space as the development progresses. Thereafter the development shall be carried out 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 the interests of proper planning and for the avoidance of doubt
3 To secure high quality design, in the interests of visual amenity.
4 In order to ensure that development avoids significant harm to biodiversity and takes the opportunities available to provide enhancement; in accordance with paragraph 118 of the National Planning Policy Framework.
In the interests of privacy and residential amenity given the higher density character of the development.

To ensure the retention of adequate off-street accommodation for vehicles in the interests of highway safety and amenity.

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

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

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

CASE NUMBER: 17/05413/DISCON  WARDCASE OFFICER: Linda Drake DATE VALID: 11.12.2017 WARD: Killinghall & Hampsthwaite GRID REF: E 428769 TARGET DATE: 05.02.2018 N 458829 REVISED TARGET: DECISION DATE: 03.04.2019 APPLICATION NO: 6.93.668.DISCON LOCATION: Stores Rear Of Westfield Nursing Home Ripon Road Killinghall North Yorkshire PROPOSAL: Approval of details required under conditions 7 (precautions for deposition of mud), 8 (site compound information), 9 (root protection), 12 (surface water drainage), 13 (surface water drainage during construction), 18 (electrical vehicle charging points) of permission 16/01598/OUT - outline permission for erection of 5 dwellings. APPLICANT: Chuffin Puffin Ltd CONFIRMATION of discharge of condition(s)

16/00545/OUTMAJ - Outline application for the erection of up to 73 dwellings and formation of associated landscaping with access considered.

APPLICANT:
Strategic Team Maintenance Ltd And Yorkshire Housing Limited

5 REFUSAL to confirm discharge of condition(s)

1 Condition 29 of the planning consent specifically required the approval of a highway condition survey before development commenced. Whilst the submitted details are acceptable, the details required by the condition cannot be approved under the terms of the condition because development has commenced.

INFORMATIVES

1 The submitted details are considered satisfactory in terms of the detail they contain and consequentially it is not expedient to take enforcement action.

CASE NUMBER: 18/05249/FUL
WARD: Killinghall & Hampsthwaite
CASE OFFICER: Gerard Walsh
DATE VALID: 11.01.2019
GRID REF: E 428164
TARGET DATE: 08.03.2019
N 456978
REVISED TARGET: 12.04.2019
DECISION DATE: 10.04.2019
APPLICATION NO: 6.93.635.A.FUL

LOCATION:
Land Comprising Field At 428164 456978 Skipton Road Killinghall North Yorkshire

PROPOSAL:
Formation of temporary access and associated landscaping.

APPLICANT:
c/o agent

APPROVED subject to the following conditions:-

1 The use of the temporary access shall cease on or before 31st December 2019 and thereafter the road and grass verge shall be reinstated to their current condition within one month of the date the use ceases. Additionally, a landscaping scheme, which shall be submitted to and approved in writing by the local planning authority prior to 31st December 2019, shall be implemented in accordance with the approved details and timescales.
2 The access hereby approved shall not be used outside the following hours:
08:00 to 18:00 Monday to Friday;
08:00 to 13:00 Saturdays and,
Not at all on Sundays or Bank Holidays.

3 The development hereby approved shall be carried out in accordance with the following approved plans and details:
1. Drawing Number 01226_S_102 revision P01 - Temporary Access Elevations;
2. Drawing Number P16-064-3E-ZZ-XX-DR-C-0006-P2;
3. The general principals set out in paragraph 4.3 and appendix 4 of the submitted Arboricultural Method Statement (Ref: 13288-C/AJB). Additionally, seven days notice shall be given to the local planning authority in advance of any works, so that the council’s arboricultural officer can attend to ensure the works are completed to the appropriate standard.

4 Prior to its first use, the access shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The crossing of the highway verge and/or footway shall be constructed in accordance with North Yorkshire County Council Highways Authority Standard Detail number E7, including measures to prevent surface water from the site discharging onto the existing highway. Thereafter it shall be maintained to prevent such discharges.

(ii) 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 onto the existing or proposed public highway.

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

Reasons for Conditions:

1 Access to the site during the operational phase of the development has been agreed and, in these circumstances, the use of proposed access on a permanent basis, and the resultant impacts on the highway network, would not be justified.

2 In the interests of residential amenity.

3 For the avoidance of doubt and to ensure trees are adequately protected during the construction and use of the proposed access.

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.
1 The applicant should ensure that any necessary consents from an Internal Drainage Board, the Environment Agency and/or other drainage body are in place prior to commencement of the works.

2 The structure may be subject to the Highway Authority structural approval procedures.

CASE NUMBER: 19/00323/DISCON  WARD: Killinghall & Hampsthwaite
CASE OFFICER: Josh Arthur  DATE VALID: 23.01.2019
GRID REF: E 427207  TARGET DATE: 20.03.2019
N 457861  REVISED TARGET: 29.03.2019
APPLICATION NO: 6.93.58.J.DISCON

LOCATION:
Levens Farm  Lund Lane Killinghall HG3 2BG

PROPOSAL:
Approval of details required under conditions 12 (EV charging points) and 23 (Materials) of planning permission 18/00202/FULMAJ - Demolition of existing derelict buildings and erection of 10 dwellings including access and open space.

APPLICANT:
Mulgrave Properties

1 CONFIRMATION of discharge of condition(s)

CASE NUMBER: 19/00416/FUL  WARD: Killinghall & Hampsthwaite
CASE OFFICER: Emma Walsh  DATE VALID: 04.02.2019
GRID REF: E 426009  TARGET DATE: 01.04.2019
N 458631  REVISED TARGET: 08.04.2019
APPLICATION NO: 6.92.110.B.FUL

LOCATION:
Irestone 3 Hollins Lane Hampsthwaite Harrogate North Yorkshire HG3 2EJ

PROPOSAL:
Demolition of single storey extensions; Erection of single storey extension; Erection of first floor extension; Alterations to fenestration.
APPLICANT:
Mrs Catherine Ann Barker

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 05.04.2022.

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

   Proposed Floor Plan and Elevations; Rev A. Received 15.03.2019.
   Location Plan; Received 30.01.2019

3 Except where explicitly stated otherwise within the application form, the external materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

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.

INFORMATIVES

1 The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council’s Access and Public Rights of 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. The applicant should discuss with the Highway Authority any proposals for altering the route.

__________________________________________________________
CASE NUMBER: 19/00493/FUL    WARD: Killinghall & Hampsthwaite
CASE OFFICER: Emma Howson  DATE VALID: 04.02.2019
GRID REF: E 429081    TARGET DATE: 01.04.2019
          N 457708    REVISED TARGET: 
APPLICATION NO: 6.93.232.N.FUL  DECISION DATE: 27.03.2019

LOCATION:
Warren Bank  Knox Mill Lane Killinghall HG3 2AE
PROPOSAL:
Erection of two storey rear extension.

APPLICANT:
Mr Mick Hassall

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 27.03.2022.

2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the 22.03.19 and as modified by the conditions of this consent.

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

Reasons for Conditions:-

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

2  In order to ensure that the development is carried out in accordance with the approved drawings.

3  In the interests of visual amenity.

CASE NUMBER: 19/00639/FUL  WARD: Killinghall & Hampsthwaite
CASE OFFICER: Laura Bromley  DATE VALID: 13.02.2019
GRID REF: E 428625 N 458578  TARGET DATE: 10.04.2019
APPLICATION NO: 6.93.578.B.FUL  REVISED TARGET:
DECISION DATE: 03.04.2019

LOCATION:
60, 62 & 64 Ripon Road Killinghall Harrogate North Yorkshire HG3 2DF

PROPOSAL:
Erection of porch extensions to No 62 & No 64 and two storey extensions to No 60, No 62 & No 64.

APPLICANT:
Mrs J Illingworth

APPROVED subject to the following conditions:-
1 The development hereby permitted shall be begun on or before 03.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

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

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

5 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
   a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
   b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
   c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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 the interests of visual amenity.
5 To provide for appropriate off-street vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
LOCATION:
Woodview 9 High Street Hampsthwaite Harrogate North Yorkshire HG3 2EP

PROPOSAL:
Erection of a single storey extension.

APPLICANT:
Mr G Knipe

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 29.03.2022.

2. The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

   Proposed Floor Plans and Elevations; Drwg No. 1829 02, received 14.02.2019.
   Location and Site plan; received 14.02.2019.

3. The shade of the render hereby to the single storey extension hereby approved, must match the host dwelling.

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 interest of visual amenity.

CASE NUMBER: 18/05006/FUL  WARD: Knaresborough Aspin & Calcutt
CASE OFFICER: Michelle Stephenson  DATE VALID: 03.12.2018
GRID REF: E 435071  TARGET DATE: 28.01.2019
N 456379  REVISED TARGET: 02.04.2019
APPLICATION NO: 6.100.1340.A.FUL  DECISION DATE: 02.04.2019

LOCATION:
Owlet Lodge  Spitalcroft Knaresborough HG5 8JB

PROPOSAL:
Demolition of existing sun lounge, erection of a first floor extension, conversion of garage into living space and alterations to fenestration.

APPLICANT:
Mr And Mrs Allan

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   Location Plan, Licence no. 100019980, received 3 December 2019.
   Existing and Proposed Site Plan, Allan - 06 (revision A), received 29 March 2019.
   Existing and Proposed Roof Plan, Allan - 05 (revision A), received 29 March 2019.
   Proposed Floor Plans, Allan - 03 (revision G), received 15 March 2019.
   Proposed Elevations, Allan - 04 (revision G), received 15 March 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 to ensure accordance with the approved drawings.

CASE NUMBER: 19/00782/PBR
WARD: Knaresborough Aspin & Calcutt
CASE OFFICER: Jane Lurcuck
GRID REF: E 435225
          N 455386
DATE VALID: 20.02.2019
TARGET DATE: 17.04.2019
REVISED TARGET: 
DECISION DATE: 10.04.2019
APPLICATION NO: 6.100.693.N.PBR
LOCATION:
Thistle Hill Farm Thistle Hill Knaresborough North Yorkshire HG5 8LS
PROPOSAL:
Prior notification for conversion of agricultural building to form 1 dwelling with associated building works.

APPLICANT:
Mr G Bellerby
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with the following drawings:
   - Block Plan Dwg No: CW/1396/11/18/ sht3 received 2 April 2019
   - Floor Plans and Elevations Dwg No: CW/1396/11/18 sht1 received 2 April 2019

2. 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.

Reasons for Conditions:

1. 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.
2. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

INFORMATIVES

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

2 Electric Vehicle Charge Points
It is recommended that the dwelling be provided with charging points for electric vehicles and other ultra-low emission vehicles

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**CASE NUMBER:** 19/00358/FUL  
**WARD:** Knaresborough Castle  
**CASE OFFICER:** Michelle Stephenson  
**GRID REF:** E 435727, N 457376  
**DATE VALID:** 25.01.2019  
**TARGET DATE:** 22.03.2019  
**REVISED TARGET:** 25.03.2019  
**APPLICATION NO:** 6.100.2714.B.FUL  
**LOCATION:**  
2 Ethel Crescent Knaresborough HG5 0DJ  
**PROPOSAL:**  
Retention of amended two storey extension, rooflights and fenestration.  
**APPLICANT:**  
Mr S Teggin

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 25.03.2022.
2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings: Proposed Plans and Elevations including Site Plan and Location Plan, Dwg no. ECK.001 (revision F), received 22 March 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 to ensure compliance with the approved drawings.
PROPOSAL:
Erection of a single storey extension.

APPLICANT:
Ms L Ferris

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 25.03.2022.

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

   Proposed Plans and Elevation: Job No. 1689, Drawing No. 03, received 29 January 2019.
   Proposed Site Plan: Job No. 1689, Drawing No. 01, received 29 January 2019.
   Location Plan: OS MasterMap, received 29 January 2019.

3  The materials to be used in the construction of the external walling 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.
LOCATION:
Appledorn Lands Lane Knaresborough HG5 9DE

PROPOSAL:
Approval of details required under condition 3 (Material Samples) of planning permission 18/03572/FUL - Demolition of existing dwelling, erection of new dwelling and garage, and formation of new access gates.

APPLICANT:
Mr A Wytchard

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 19/00271/FUL
WARD: Knaresborough Eastfield
CASE OFFICER: Michelle Stephenson
DATE VALID: 21.01.2019
GRID REF: E 435477
TARGET DATE: 18.03.2019
N 457062
REVISED TARGET: 08.04.2019
APPLICATION NO: 6.100.13501.FUL
DECISION DATE: 08.04.2019

LOCATION:
38 Manor Road Knaresborough HG5 0BN

PROPOSAL:
Erection of single storey extension; Erection of 2 storey extension; Installation of dormer extension

APPLICANT:
Miss L Conkar

4 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 08.04.2022.

2 The development hereby approved must be carried out in strict accordance with the
details within the application form and the following plans and drawings:
Location Plan, received 21 January 2019.
Existing and Proposed Site Plans, Dwg no. Conkar - 07, received 21 January 2019.
Proposed Ground Floor Plan, Dwg no. Conkar - 03, received 21 January 2019.
Proposed First Floor Plan, Dwg no. Conkar - 04, received 21 January 2019.

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 For the avoidance of doubt and to ensure compliance with the approved drawings.
3 To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.

CASE NUMBER: 19/00316/FUL
WARD: Knaresborough Eastfield
CASE OFFICER: Jeremy Constable
GRID REF: E 436009
N 456827
APPLICATION NO: 6.100.13503.FUL
DATE VALID: 25.01.2019
TARGET DATE: 22.03.2019
REVISED TARGET: 22.03.2019
DECISION DATE: 22.03.2019

LOCATION:
20 The Paddock Knaresborough North Yorkshire HG5 0SH

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Ms C Sutcliffe

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22.03.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
Proposed plans and elevations: Drwg No.T.P.(20)/02
Rev D (received 22.01.19)
Location Plan and Site Plan: Drwg No.T.P.(20)/03
(received 25.01.2019)

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: 19/00473/CLOPUD
WARD: Knaresborough Eastfield
CASE OFFICER: Kate Lavelle
DATE VALID: 22.02.2019
GRID REF: E 435486
TARGET DATE: 19.04.2019
N 457004
REVISED TARGET:
DECISION DATE: 21.03.2019

APPLICATION NO: 6.100.13465.A.CLOPUD
LOCATION: Llan Eden 8 Manor Orchards Knaresborough North Yorkshire HG5 0BW

PROPOSAL:
Application for a certificate of lawfulness for the conversion of loft space and installation of dormer window and alterations to fenestration (Revised scheme).

APPLICANT:
Mr & Mrs Corran

1 APPROVED

1 The proposal falls under Schedule 2, Part 1 of the Town and Country (General Permitted Development ) Order 2015 (as amended April 2018).
PROPOSAL:
Demolition of existing garage and erection of a single storey extension.

APPLICANT:
Mr A Green

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 05.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   Proposed plans and elevations, Location plan and Site plan: Drwg No.2019 207 01 Rev E (received 05.04.19)

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. The existing garage must be removed prior to the first occupation of the development hereby approved.

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.
4. In order to not overdevelop the site.
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 02.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and submitted plans and drawings:
   - Proposed plans and elevations: Drwg No.Y.L.(11) / 02 (received 05.02.19)
   - Location Plan: (received 05.02.19)

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.
PROPOSAL:
Variation of condition 2 (approved plans) of planning permission 17/03055/FUL to allow demolition of 1 no. dwelling and erection of 1 no dwelling.

APPLICANT:
CFK Development

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 28.03.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

3 The development hereby approved shall be built in accordance with the details approved under Ref 17/04473/DISCON.

4 None of the dwellings shall be occupied until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

   (i) A footway link from the site to the A59 must be constructed to the satisfaction of the Highway Authority.

   (ii) (b) The existing access shall be improved by standard detail E6.

   (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 E6 and maintained thereafter to prevent such discharges.

   (vi) The final surfacing of any private access within 10 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.

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 proposed site plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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.

7 The development hereby approved shall be built in accordance with the details
approved under Ref 17/04473/DISCON and the Validation Report (Ref B21726-RE003) by JNP Group dated June 2018.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. In order to ensure that the materials used conform to the amenity requirements of the locality.
4. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
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. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
7. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

INFORMATIVES

1. The planning permission hereby granted sits alongside the original permission Ref 17/03055/FUL, which remains intact and unamended.

CASE NUMBER: 19/00550/FUL WARD: Knaresborough Scriven Park
CASE OFFICER: Jeremy Constable DATE VALID: 14.02.2019
GRID REF: E 435777 TARGET DATE: 11.04.2019
N 457768 REVISED TARGET: DECISION DATE: 09.04.2019
APPLICATION NO: 6.100.2845.A.FUL
LOCATION: Sixpence House 13 Sterling Chase Knaresborough HG5 0WF

PROPOSAL:
Installation of 5no roof windows.

APPLICANT:
Mr And Mrs Grimshaw

1 APPROVED subject to the following conditions:-

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1. The development hereby permitted shall be begun on or before 09.04.2022.

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:
   - Proposed plans and elevations with Location Plan: Drwg No.PCE-Grimshaw-January-19-Planning (Received on 07 Feb 2019)
   - Site Plan: Drwg No.PCE-Grimshaw-January-19-Blockplan (Rec on 07 Feb 2019)

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.

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CASE NUMBER: 19/00573/FUL
WARD: Knaresborough Scriven Park
CASE OFFICER: Aimée McKenzie
DATE VALID: 08.02.2019
GRID REF: E 435266, N 458167
TARGET DATE: 05.04.2019
REVISED TARGET: 02.04.2019
DECISION DATE: 02.04.2019
APPLICATION NO: 6.100.1701.C.FUL

LOCATION:
4 West Park View Boroughbridge Road Knaresborough HG5 0NW

PROPOSAL:
Demolition of conservatory and erection of a single storey extension.

APPLICANT:
Fletcher

APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun on or before 02.04.2022.
2. The extension hereby approved shall be carried out in strict accordance with the details within the application form dated and received by Harrogate Borough Council on 8th February 2019, drawing references: 2018090 001 B, 2018090 002 B, 2018090 003 B, 2018090 004 B and 2018090 005 B dated and received by Harrogate Borough Council on 1st April 2019 and as modified by this consent.
The external walls of the extension hereby approved shall be rendered to match the existing property.

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.

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 10.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the 3rd April 2019; and as modified by the conditions of this consent.

   *Drg no. 1868 P1 Rev. C - Proposed plans, elevations and perspective view
   *Drg no. 1868 LP2 Rev A Location Plan and Block Plan as proposed

3. The proposed first floor window on the western elevation of the proposed development shall be obscurely glazed to a minimum of Level 1 on the Pilkington Scale of Privacy and maintained as such for 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 compliance with the approved drawings.
3. In the interests of the amenities of neighbouring properties

INFORMATIVES

The obscure glazing to the first floor rear window is to be of privacy level 1 - 5 of the Pilkington Scale.

CASE NUMBER: 19/00667/FUL
WARD: Knaresborough Scriven Park
GRID REF: E 435793
N 457877
APPLICATION NO: 6.100.13508.FUL
TARGET DATE: 12.04.2019
REVISED TARGET: DECISION DATE: 10.04.2019

LOCATION:
27 Florin Drive Knaresborough HG5 0WG

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr D Beazley

1. APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 10.04.2022.
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
   Proposed plans, elevations, Location Plan and Site Plan: Drwg No.2018 197 01 Rev A (Received on 15 Feb 2019)
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: 17/04866/FULMAJ
WARD: Marston Moor
CASE OFFICER: Linda Drake
DATE VALID: 07.11.2017
GRID REF: E 442573
TARGET DATE: 06.02.2018
N 453593
REVISED TARGET: 31.08.2018
DECISION DATE: 08.04.2019
APPLICATION NO: 6.110.48.E.FULMAJ
LOCATION:
Land Adjacent To C And G Interiors Unit 8 Goughs Yard Moor Lane Hunsingore Wetherby North Yorkshire LS22 5HY
PROPOSAL:
Demolition of existing buildings and erection of 11 dwellings with formation of associated access and landscaping (Revised Scheme).
APPLICANT:
Loxley Homes Ltd

4. APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 08.04.2022.
2. The development shall be carried out in strict accordance with the approved plans:

   SK01 Rev L - Proposed site plan
   SK100 - The Brompton (Stone) - Proposed Plans
   SK101 - The Brompton (Stone) - Elevations
   SK200 - The Brompton (Brick) - Proposed Plans
   SK201 - The Brompton (Brick) - Elevations
   SK300 - The Asygarth (Stone) - Proposed Plans
   SK301 - The Asygarth (Stone) - Proposed Elevations
   SK500 - The Brompton 2 (Stone) - Proposed Plans
   SK501 - The Brompton 2 (Stone) - Elevations
   SK600 - The Brompton 2 (Brick) - Proposed Plans
   SK601 - The Brompton 2 (Brick) - Elevations
   SK700 - The Wetherby (Brick) - Proposed Plans
   SK701 - The Wetherby (Brick) - Proposed Elevations
3. No dwelling shall be occupied until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

4. No dwelling shall be occupied until visibility splays are provided giving 2.4 metres x clear visibility in both directions measured along both channel lines of the access road for vehicles exiting the main access into the proposed development, and also plot 11 parking spaces to the satisfaction of the Local Highway Authority. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

5. There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

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

   (ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.

   (iii) A programme for the completion of the proposed works has been submitted.

   The required highway improvements shall include:

   a.) The amendment of the existing build out constructed on Church Hill, in accordance with Via Solutions drawing 1712901

6. There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

   a) The amendment of the existing build out constructed on Church Hill, in accordance with Via Solutions drawing 1712901

7. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing proposed site plan. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
8 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

9 There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

10 Prior to the commencement of any phase of the development on site, drawings shall be submitted to, and agreed by the Local Planning Authority in consultation with the LLFA, showing details of the proposed surface water drainage strategy. No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include:

(a) a timetable for its implementation
(b) condition survey results for existing ditches watercourses/sewers, including details of outfall destination and How any identified remedial items will be dealt with.
(c) A maximum restricted discharge of surface water no greater than 21 (twenty one) litres/second
(d) a drainage system designed with sufficient on site attenuation so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, plus an allowance to account for climate change &
urban creep can be stored on the site without risk to people or property and without increasing the restricted flows off site.

(e) details with regard to pollution control from parking and hard standing areas

(f) a site plan showing the exceedance flow routes during extreme storm conditions over the 1 in 100 year event or exceedance or failure of the drainage system.

(g) details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development including:

(i) drawings showing any surface water assets that will not be maintained at public expense

(ii) copies of the draft deed of covenant to be established with incoming homeowners identifying their future responsibility to assure the ongoing management & maintenance of any private surface water assets not maintained at public expense including:

funding mechanism - Procedures if appointed management company ceases to exist

(iii) physical access arrangements

(iv) establishment of easements/maintenance responsibility/liability with third party landowners.

(v) maintenance requirements & frequency

(vi) details of the appointed management/maintenance contractor

11 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

12 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 Part2A 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.

13 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority prior to first walling. The plan shall include details of the number, location and maintenance of the 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) and provided in strict accordance with approved details prior to occupation of any dwellings so equipped.

14 Before the dwellings are brought into the noise mitigation measures specified in part 5.3 of the Ambient Noise & Building Envelope Assessment by PDA Acoustic Consultants dated 21 February 2017 (Ref: J001739/2950/CW/1) for external wall construction, glazing specification and installation and trickle ventilation specification shall be provided and retained thereafter.

15 Before construction of plots on the northern boundary of the site commences, a ventilation scheme shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall provide details to demonstrate how habitable rooms with glazed openings on facades shown red in figure 4 of the Ambient Noise & Building Envelope Assessment by PDA Acoustic Consultants dated 21 February 2017 (Ref: J001739/2950/CW/1) shall be effectively ventilated without the need to open windows so that overheating is avoided and thermal comfort is achieved. The approved ventilation scheme shall be implemented before the plots are occupied and retained thereafter.

16 Preparatory and construction work activities shall only take place between the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 Saturday and no working on Sundays and Statutory Holidays.

17 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.

18 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.
19 Prior to the demolition of the building, an updated bat survey shall be undertaken to ascertain its current bat roost potential. A report, which shall contain proposed mitigation measures if required, shall be submitted to the local planning authority for written agreement, prior to the demolition of the building.

20 Any building demolition or vegetation clearance must only commence outside of the bird nesting season (i.e. not March-August inclusively) unless an assessment by an suitably experienced ecologist is carried out to confirm the absence of nesting birds within 48 hours of the commencement of such works.

21 A scheme for the provision of integrated bat and swift bricks, at height on the gables of some of the new dwellings shall be submitted to the local planning authority prior to the commencement of the walls being built.

22 No direct lighting shall be shone towards the bat bricks or towards the mature trees on site.

23 The development shall not be begun until a detailed assessment of the requirement for the provision of affordable housing as part of the development with regard to the "Planning obligations" section of the Planning Practice Guidance (or any guidance or legislation revoking and re-enacting that Guidance with or without modification), has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include where appropriate a scheme of provision of affordable housing which shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it and the affordable housing shall be provided in accordance with the scheme as approved by the Local Planning Authority. The scheme shall include:
   (a) The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units (subject to viability);
   (b) The timing of construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
   (c) The arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing if no such provider is involved);
   (d) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
   (e) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The development shall not be occupied until the approved scheme has been carried out and it shall thereafter be retained.

Reasons for Conditions:-
To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.

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

In the interests of highway safety.

In the interests of road safety.

To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

The interests of the safety and convenience of highway users.

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.

To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

To ensure the site is properly drained for the lifetime of the development.

In the interest of satisfactory and sustainable drainage.

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.

In the interests of promoting sustainable transport modes, maintaining air quality and reducing pollution.

In the interests of residential amenity.

In the interests of residential amenity.

In the interests of residential amenity.

In order to ensure that the materials used conform to the amenity requirements of the locality.

In order to ensure that the materials used conform to the amenity requirements of the locality.

To ensure good ecological practise, safeguards and mitigation.

To ensure good ecological practise, safeguards and mitigation.

To ensure good ecological practise, safeguards and mitigation.

To ensure that affordable housing is provided on site.

CASE NUMBER: 19/00321/DISCON
WARD: Marston Moor
CASE OFFICER: Kate Lavelle
DATE VALID: 23.01.2019
GRID REF: E 446736
TARGET DATE: 20.03.2019
N 455655
REVISED TARGET: 20.04.2019
APPLICATION NO: 6.113.187.DISCON
DECISION DATE: 21.03.2019
LOCATION:
PROPOSAL:
Approval of details required under conditions 3 (Materials), 5 (Planting scheme) and 8 (Mud prevention) of planning permission 17/04003/FUL - Erection of 1 dwelling and garage with formation of hard standing, associated landscaping and new access.

APPLICANT:
Mr Metcalf

CONFIRMATION of discharge of condition(s)

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. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/00426/DISCON
WARD: Marston Moor
CASE OFFICER: Kate Lavelle
DATE VALID: 30.01.2019
GRID REF: E 442771
N 452325
TARGET DATE: 27.03.2019
REVISED TARGET: 27.04.2019
DECISION DATE: 02.04.2019
APPLICATION NO: 6.124.63.D.DISCON

LOCATION:
Land Comprising Field At 442771 452325 War Field Lane Cowthorpe LS22 5EU

PROPOSAL:
Approval of details required under conditions 6 (Highway details), 7 (Highway details), 9 (Dirt prevention details), 10 (Condition Survey), 11 (Parking and storage details) and 13 (Root protection) of planning permission 15/04636/OUT - Erection of 5 dwellings with access considered.

APPLICANT:
O Kent Property Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 Condition 6 - The visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
2 Condition 9 - The precautions shall be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

3 Condition 11 - The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

4 Condition 13 - The developer shall maintain such fences until all development under planning permission 15/04636/OUT is completed.

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CASE NUMBER: 19/00482/FUL  
WARD: Marston Moor  
CASE OFFICER: Michelle Stephenson  
GRID REF: E 446261, N 452585  
DATE VALID: 01.02.2019  
TARGET DATE: 29.03.2019  
APPLICATION NO: 6.124.222.A.FUL  
APPLICATION OFFICER:  
GRID REF:  
CASE OFFICER:  
APPLICATION:  
LOCATION: 5 The Green Tockwith York North Yorkshire YO26 7RA  
PROPOSAL: Demolition of existing conservatory and erection of sun lounge.  
APPLICANT: Mrs Farrer  
REVIEWED DATE: 27.03.2019  
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 27.03.2022.

2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings: Location Plan, Licence no. 100041041, received 1 February 2019. Site Plan as Proposed, Licence no. 100041041, received 1 February 2019. Proposed Plans and Elevations, No. CH 16540, received 1 February 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 to ensure compliance with the approved drawings.
REFUSED. Reason(s) for refusal:-

1. The proposed works would significantly harm the visual amenity of the surrounding area. This would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan 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 National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

PROPOSAL: Demolition of existing conservatory and erection of an orangery.
APPLICANT: Mr And Mrs Ivel

APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun on or before 04.04.2022.

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

   Location Plan: 3954 OS MasterMap, received 6 February 2019.
   Proposed Site Plan: 3954 OS MasterMap, received 6 February 2019.

3 The materials to be used in the construction of the external brickwork 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: 19/00552/FUL  WARD: Marston Moor
CASE OFFICER: Gillian Pinna-Morrell  DATE VALID: 11.02.2019
GRID REF:  E 445893  TARGET DATE: 08.04.2019
            N 453005  REVISED TARGET: 05.04.2019
APPLICATION NO: 6.124.218.H.FUL  DECISION DATE: 05.04.2019

LOCATION: Jodhpurs Riding School Blind Lane Tockwith York North Yorkshire YO26 7QJ

PROPOSAL: Change of Use of existing riding school buildings (Use Class - D2) to business use (Use Class B1 and B8); Formation of vehicular doors and Installation of roller shutters.

APPLICANT: Ms M Hallums
APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 05.04.2022.

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

   Proposed Site Plan: 2019-011 101A
   Proposed Plans: 2019-011 102
   Proposed Elevations: 2019-011 103

3  Prior to the development hereby permitted being first brought into use, a noise mitigation scheme shall be submitted and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity. This should include appropriate times of use for the units. Thereafter the development shall be carried out in strict accordance with the approved mitigation scheme.

4  No outside storage, manufacturing, repair or maintenance processes shall be carried on outside the building on the site.

5  There shall be no deliveries taken at, received or dispatched from the site except between the hours 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturdays and at no time on Sundays, Bank or Public Holidays.

6  Fixed plant should be selected and/or suitably sound attenuated so as to prevent noise disturbance to noise sensitive premises in the vicinity. The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels between the hours of 0700-2300 when taken as a 60 minute LA90 at the nearest sound sensitive premises and shall not exceed the background sound level between 2300-0700 when taken as a 15 minute LA90 at the nearest/any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142 (2014) (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.

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.
3 To ensure there is no detriment to nearby residential properties in terms of creating noise and disturbance.
4 To ensure there is no detriment to nearby residential property in terms of noise and disturbance.
5 To safeguard existing levels of residential amenity from unacceptable levels of noise and disturbance.
6 To ensure existing levels of amenity are safeguarded from unacceptable levels of noise and disturbance.

CASE NUMBER: 18/04857/FUL  
WARD: Masham & Kirkby Malzeard

CASE OFFICER: Sarah Nichols  
DATE VALID: 06.12.2018

GRID REF: E 422808  
TARGET DATE: 31.01.2019

N 480789  
REVISED TARGET: 02.04.2019

APPLICATION NO: 6.3.148.B.FUL  
DECISION DATE: 02.04.2019

LOCATION:  
Farm Buildings At The Mill House Millgate Masham Ripon North Yorkshire HG4 4EZ

PROPOSAL:  
Change of use of farm buildings to form residential annexe and garages. Alterations to fenestration.

APPLICANT:  
Mr & Mrs R Horsell

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Planning Application Form - received 21.11.2018
   Location Plan - received 28.11.2018
   Proposed Elevations Outbuilding 1 (Drawing No T49-1-LB6 Rev E) - received 21.11.2018
   Proposed Elevations Outbuilding 2 (Drawing No T49-1-LB7 Rev E) - received 21.11.2018
   Proposed Floor Plans and Section (Drawing No T49-1-LB5 Rev E) - received 21.11.2018
   Proposed Door Detail (Drawing No T49-1-D-z1) - received 21.11.2018
   Window Detail A (Drawing No T49-1-W-a2) - received 21.11.2018
Should the north-western elevation of the building known as Outbuilding 2 require rebuilding, the following details will be submitted to the Local Planning Authority for consideration:
- The extent and details of the works
- Proposed materials
The development will be carried out in accordance with the agreed details.

4

(a) 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 Barnes Assocs Tree Report dated March 2019 and drw BA9295) 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.

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

5

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.

6 The development will be carried out in accordance with the submitted flood risk assessment FRA (Amended FRA by Topping Engineers, dated November 2018 reference 18502, Mill House Masham, submitted date 08/01.2019, LPA reference 9384210) and the following mitigation measures it details:
   o Finished flood levels will need to tie in with existing adjacent buildings and external areas.
   o The following flood resilient building techniques will be implemented:
      o Solid flood construction
      o Electrical cables and sockets to be positioned at least 600mm above floor level

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

7 None of the ground floor rooms will be converted to provide bedrooms or overnight sleeping accommodation, in accordance with drawing reference "Proposed Floor Plans and Sections Outbuilding 1 Rev E 20/11/2018".

8 Works to the buildings will be undertaken in accordance with the recommendation of the outline method statement which is included within section 9 of the bat, breeding bird and barn owl survey (MAB Ecology and Environment, October 2018) except where this may be superseded by the details within a European Protected Species Mitigation Licence.

9 No tree removal or major tree surgery will be undertaken until a bat roost potential survey has been undertaken by a suitably qualified ecologist. The results of the tree survey will be incorporated into the European Protected Species Licence application for the site.

10 Works to trees and shrubs will be undertaken outside of the main birds nesting season (i.e. not March-August inclusively) unless a pre-commencement inspection by the Local Planning Authority demonstrates that no actively nesting birds would be disturbed by such works.

Reasons for Conditions:-

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

5 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.

6 To reduce the risk of flooding to the proposed development and future occupants.

7 To reduce the risk of flooding to the proposed development and future occupants.

8 To prevent harm to bats and to nesting birds and to provide for their continuing ability to utilise the site, following conversion.

9 To prevent harm to roosting bats during tree works.

10 To prevent harm to nesting birds during works to woody vegetation.

INFORMATIVES

1 The Environment Agency strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Department for Communities and Local Government: Preparing for floods

Department for Communities and Local Government: Improving the flood performance of new buildings:
http://www.communities.gov.uk/publications/planningandbuilding/improvingflood

2 Floodline Warnings Direct (FWD)

The applicant/occupants should phone Floodline on 0345 988 1188 to register for Floodline Warnings Direct, or visit https://flood-warning-information.service.gov.uk/warnings. It is a free service that provides flood warnings direct by telephone and mobile.

It also gives practical advice on preparing for a flood, and what to do if one happens. By providing an advanced warning, it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

3 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 Way 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. The applicant should discuss with the Highway Authority any proposals for altering the route.

4 The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) will be required to be obtained from Natural England in order for the works to be undertaken lawfully. Where required, it is the applicant's responsibility to engage a suitably qualified 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.

5 Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.
3 Except where explicitly stated otherwise within the application form and the submitted plans, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

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.

REFUSED. Reason(s) for refusal:-

1 The proposal to vary condition 1 of planning permission 17/04096/OUT to allow development outside of the northern 23m of the site would result in adverse harm to local visual amenity and the landscape setting at the southern entrance to the village which is located within the Nidderdale Area of Outstanding Natural Beauty and as a result would materially diminish the quality of approved. The proposal is contrary to the provisions of Harrogate District Core Strategy policies EQ2 and SG4, saved polices C1 and C2 of the Harrogate District Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 21.03.2022.

2. The development hereby permitted shall be carried out in strict accordance with the submitted plans;
   - Existing and Proposed Elevations and Floorplans - received 06.02.2019.
   - Location Plan - received 06.02.2019.

3. Except where explicitly stated otherwise within the application form, the external materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

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 the interest of preserving the appearance of the Conservation area and Nidderdale Area of Outstanding Natural Beauty.
The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of 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. The applicant should discuss with the Highway Authority any proposals for altering the route.

<table>
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<tr>
<th>CASE NUMBER:</th>
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<th>Masham &amp; Kirkby Malzeard</th>
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<td>Natalie Ramadhin</td>
<td>DATE VALID:</td>
<td>26.02.2019</td>
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<td>APPLICATION NO:</td>
<td>6.3.339.DISCON</td>
<td>LOCATION:</td>
<td>Jasmine Cottage 7 Red Lane Masham HG4 4HH</td>
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<td>PROPOSAL:</td>
<td>Approval of details required under conditions 3 (Material samples) of planning permission 17/03562/FUL which was granted on appeal (PINS Ref APP/E2734/D/17/3191193) - Erection of two storey and first floor extensions and lowering of ground level.</td>
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<td>APPLICANT:</td>
<td>Mr And Mrs Scrutton</td>
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CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details and sample provided for the roof material (G410-15EL Felt PVC Sika Sarnafil in lead grey) is considered acceptable. The details and sample provided for the wall material (Stolit MP) is considered acceptable.

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<td>PROPOSAL:</td>
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</table>
Approval of details required under conditions 3 (Material samples), 4 (Material samples) and 5 (Material Samples) of planning permission 18/04797/FUL - Demolition of existing single & 2 storey extensions, existing garage and outbuildings. Erection of replacement 2 storey extension, garage and store. Installation of new windows and doors.

APPLICANT:
Mr And Mrs Usmar

CONFIRMATION of discharge of condition(s)

1 In respect of the approval for use in the development of the stone and slate samples only.

INFORMATIVES

1 In order to approve the further details required by condition 5, a timber cladding sample needs to be provided in a new approval of conditions application.

CASE NUMBER: 18/05020/FUL
CASE OFFICER: Emma Howson
GRID REF: E 419727
GRID REF: N 461884
APPLICATION NO: 6.65.282.FUL

LOCATION:
Stud Farm End Oak Lane Dacre Banks Harrogate North Yorkshire HG3 4EN

PROPOSAL:
Erection of 1 no. dwelling (revised scheme)

APPLICANT:
Mr A Procter

REFUSED. Reason(s) for refusal:-

1 The proposed development would have an adverse impact upon the character and appearance of the AONB by virtue of the fact that the proposal would significantly change the appearance of the site and would result in a degree of urbanisation and countryside encroachment which would adversely affect the rural character of the surrounding area and the wider landscape of the AONB. This would be contrary to Policy SG3 and SG4 of the Core Strategy, Policies C1, C2 and HD20 of the Local Plan and the NPPF.

2 The proposed development would have an adverse impact on the character and
amenity of the Nidderdale Way and would therefore be contrary to Policy R11 of the Local Plan.

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**CASE NUMBER:** 18/05160/FUL  
**WARD:** Nidd Valley  
**CASE OFFICER:** Arthama Lakhanpall  
**DATE VALID:** 17.12.2018  
**GRID REF:** E 419092  
**TARGET DATE:** 11.02.2019  
**APPLICATION NO:** 6.66.17.N.FUL  
**GRID REF:** N 463661  
**REVISED TARGET:** 10.04.2019  
**DECISION DATE:** 10.04.2019  
**TARGET DATE:** 10.04.2019

**LOCATION:**  
The Old Barn Low Laithe Harrogate North Yorkshire HG3 4BU

**PROPOSAL:**  
Erection of replacement dwelling and demolition of existing barn.

**APPLICANT:**  
Mr Robinson

2  
APPROVED subject to the following conditions:-

1  
The development hereby permitted shall be begun on or before 10.04.2022.

2  
The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent:

   4519 Proposed Drawings - received 10 April 2019  
   Email entitled 'The Old Barn' - received 28 March 2019 at 16:34  
   Smart architectural aluminium Alitherm 500 window and door details - received 27 February 2019

3  
The development shall be carried out in strict accordance with the approved external construction materials, as inspected:

   Stone wall and pointing sample - inspected 14 March 2019  
   Roof slate sample - inspected 14 March 2019  
   Aluminium window and door sample - inspected 5 April 2019

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, 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 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 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 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
3 In the interests of the visual amenity of the Nidderdale AONB.
4 In the interests of the visual amenity of the Nidderdale AONB and streetscene and residential amenity of neighbouring occupiers.
5 In the interests of the visual amenity of the Nidderdale AONB.
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.
LOCATION:
Land Comprising Field South Of White House Main Street Darley North Yorkshire

PROPOSAL:
Approval of details required by conditions 10 (surface details) and 18 (parking/storage
details) of planning permission 17/02008/FULMAJ - Erection of 18 no. dwellings (40%
affordable housing) with public open space and new access onto Main Street.

APPLICANT:
Loxley Homes (Darley) Ltd

CONFIRMATION of discharge of condition(s)

CASE OFFICER: Emma Walsh
GRID REF: E 420742 N 461651
APPLICATION NO: 6.66.348.A.ADV
DECISION DATE: 26.03.2019

LOCATION:
Land East Of Bank Wood Barn Summerbridge North Yorkshire

PROPOSAL:
Display of 2 no. non-illuminated inlaid stone signs.

APPLICANT:
Make It Wild

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.03.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict
accordance with the following submitted drawings;

    Proposed Site Layout and Sign Elevations; Drwg No P202, rev B Received
    26.03.2019.
    Proposed Site Location Plan; Drwg No P102, Received 05.02.2019.
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.

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CASE NUMBER: 19/00557/DVCON  
WARD: Nidd Valley

CASE OFFICER: Naomi Waddington  
DATE VALID: 06.02.2019

GRID REF: E 423510  
TARGET DATE: 03.04.2019

GRID REF: N 459024  
REVISED TARGET: 28.03.2019

APPLICATION NO: 6.91.44.C.DVCON

LOCATION: Pasture House Back Road High Birstwith Harrogate North Yorkshire HG3 2JG

PROPOSAL: Variation of condition number 5 (Windows) to allow the alteration of window material from timber to a high quality, timber effect UPVC of Planning Permission 18/01566/FUL - Demolition of dwelling; Erection of dwelling.

APPLICANT: Mr M Wood

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 12.10.2021

2. The development hereby permitted shall be carried out strictly in accordance with drawing number 4356 Proposed Elevations received by the Local Planning Authority on 13 June 2018, and drawing number 4356 Proposed Plans received by the Local Planning Authority on 10 October 2018

3. The stonework and roof tiles shall be as the stone panel erected on site and the slate sample deposited on site, and as photographed on 19 September 2018.

4. All new doors and windows shall be set back a minimum of 25mm from the external face of the walls to form reveals

5. The window frames of the development hereby permitted shall be vertical sliding sash design and no other design shall be used without the prior written approval of the Local Planning Authority
6 All new heads and cills shall be natural stone to match the existing stonework

7 No operations shall commence on site or any development be commenced before the developer has implemented the root protection area fencing as shown on drawing number 4356 received by the Local Planning Authority on 10 October 2018, 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.

8 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.

9 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 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 existing access shall be improved by Standard Detail E6.

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

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 order to ensure that the development is in character with the traditional buildings in the locality.
6 In the interests of visual amenity and in order to harmonise with the existing building
7 In the interests of safeguarding the health and amenity of retained trees.
8 In the interests of safeguarding the health and amenity of retained trees.
9 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 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: 19/00646/FUL
CASE OFFICER: Emma Walsh
GRID REF: E 423306
APPLICATION NO: 6.66.167.D.FUL
LOCATION:
Winsley Old Lodge New Lodge And Old Lodge To Winsleyhurst Winsley HG3 3EU
PROPOSAL:
Erection of detached garage.
APPLICANT:
Mr Jason Fuller

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 28.03.2022.

2 The development hereby permitted shall be carried out in strict accordance with submitted application form and the following drawings submitted with the application;
   Location Plan; Drwg No. 3361 006, received 14.02.2019.
   Proposed Site Plan; Drwg No. 3361 005 Rev A, received 14.02.2019.
   Proposed Plans and Elevations; Drwg No. 3361 004 Rev A, received 08.03.2019.

3 The slate roofing hereby permitted shall match the slate used in the roof of the host dwelling.
A scheme for the hedgerow planting on the southern boundary as shown on drawing 005 Rev A - Proposed Site Plan, which includes the plant numbers, species, their location, size and timescale for planting shall be submitted to and approved in writing by the local planning authority prior to the first use of the garage hereby approved. All planting shall be carried out in accordance with the approved details and retained for the life of the development.

Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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 visual amenity for the street scene and Nidderdale Area of Outstanding Natural Beauty.
4. In the interest of visual amenity for the street scene and Nidderdale Area of Outstanding Natural Beauty.
5. In the interest of visual amenity for the street scene and Nidderdale Area of Outstanding Natural Beauty.

**CASE NUMBER:** 19/01032/AMENDS  **WARD:** Nidd Valley
**CASE OFFICER:** Mike Parkes  **DATE VALID:** 08.03.2019
**GRID REF:** E 424467  **TARGET DATE:** 05.04.2019
**N 460160**  **REVISED TARGET:**
**APPLICATION NO:** 6.91.136.U.AMENDS  **DECISION DATE:** 02.04.2019

**LOCATION:**
West House Farm Birstwith Harrogate North Yorkshire HG3 3AW

**PROPOSAL:**
Non-material amendment to allow the addition of single storey rear offshot incorporating WC and Utility, amendments to rear elevation window and door to suit new design. and stone quoins added to elevations of planning permission 18/01528/FULMAJ - Erection of 33 dwellings with access and associated landscaping.

**APPLICANT:**
Castle SPV1 Limited
## REFUSAL to confirm discharge of condition(s)

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<td>CASE OFFICER:</td>
<td>Emma Howson</td>
<td>DATE VALID:</td>
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<td>E 423137, N 457546</td>
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<td>6.99.171.B.AMENDS</td>
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<td>DECISION DATE:</td>
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<tr>
<td>LOCATION:</td>
<td>Tang Beck Farm, Behren House  Tang Road To Tang Beck Farm Felliscliffe HG3 2JX</td>
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<td>PROPOSAL:</td>
<td>Non-material amendment to enable alterations to main barn entrance of planning permission 15/02588/FUL - Erection of agricultural building and formation of hardstanding.</td>
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<td>APPLICANT:</td>
<td>Mr P Waterton</td>
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## APPROVED

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<tr>
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<td>Natalie Ramadhin</td>
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<td>LOCATION:</td>
<td>Rosecroft  Main Street Great Ouseburn YO26 9RG</td>
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<td>PROPOSAL:</td>
<td>Application for the discharge of conditions 4 (contamination) 5 (E.V. charging), 6 (drainage), 7 (drainage), 8 (materials) 12 (window/door repair), and 14 (sectional plan) of planning permission 18/00392/FUL - Demolition of outbuildings within the curtilage of Rosecroft and refurbishment of retained buildings. Erection of detached dwelling with access to Main Street. Change of use of land to form amenity area for dwelling.</td>
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<tr>
<td>APPLICANT:</td>
<td>Yorvik Homes</td>
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1 CONFIRMATION of discharge of condition(s)
INFORMATIVES

1 There is a listed building consent (18/00393/LB) associated with the planning permission (18/00392/FUL), any conditions which require approval under the listed building consent will also need discharging by the Local Planning Authority.

2 Part D of condition 4 remains active in the event 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.

3 The drainage strategy shall comply with Building Regulations 2000 - Approved Document H (H3) - Rainwater Drainage. It is the applicant/owners responsibility to ensure that surface water does not cause nuisance to neighbouring land or property as a direct result of their actions.

4 As the windows and doors cannot be repaired, please note condition 11 of the planning consent (18/00392/FUL) which states: Prior to the installation of any new windows samples shall be made available on site for inspection and the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details. This condition needs to be discharged prior to their installation.

CASE NUMBER: 19/00106/FUL
CASE OFFICER: Andy Hough
GRID REF: E 440386
N 461037
APPLICATION NO: 6.71.187.G.FUL
LOCATION: Rabbit Hill Park, Green-Tech Braimber Lane To Allerton Park Interchange Allerton Park HG5 0FF
PROPOSAL:
Erection of 1 no. Warehouse and boundary fencing with associated hardstanding;
Formation of access.
APPLICANT:
Mr & Mrs R Kay

4 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby approved must be carried out in accordance with the submitted details as varied by conditions of consent and the following approved plans:

   Proposed Site Plan: Drawing No BS3330-2016-05 Revision M
   Plans and Elevations: Drawing No BS3330-2016-04 Revision D
   Drainage Strategy proposals Drawing No 18454 C-50
   Pallisade fencing drawing No. BS3330-Fence

3 The steel sheeting used in the external cladding of the buildings hereby approved shall be either through-coloured or alternatively shall be factory treated with colour; the type and shade of the colour shall match those already utilised upon the southern portion of the site unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development

4 Unless otherwise approved in writing by the Local Planning Authority, there shall be no construction of the outer walling of the building hereby approved until the access to the site have been set out and constructed in accordance with the published.

   (i) To achieve the visibility splays conditioned in condition 6, verge works will be required within the existing highway. These works must be carried out by an approved contractor, to the satisfaction of the Local Highway Authority.
   (ii) The crossing of the highway verge shall be constructed in accordance with the Standard Detail number A1 concrete.
   (vi) The final surfacing of any private access within 12 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.
   (vii) A level ramp leading to the Highway must be provided, that extends 15 metres into the site to the satisfaction of the Local Highway Authority.

INFORMATIVE
You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
5  No part of the development shall be brought into use until the existing field access on to A168 has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

INFORMATIVE
These works shall include, where appropriate, replacing kerbs, footways, cycle ways and verges to the proper line and level.

6  There must 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 splay is provided giving clear visibility of 4.5 metres x 215 metres measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

INFORMATIVE
An explanation of the terms used above is available from the Highway Authority.

7  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.

8  There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been provided on site. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

9  Prior to bringing the building into use, a detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to and approved in writing by the Local Planning Authority, such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. Development shall be carried out in accordance with the approved details and timetable.

10 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs
shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.

11 Prior to the first use of the building, details of a scheme of external lighting shall be submitted for the approval in writing, of the local planning authority, and the scheme shall be installed and operated in accordance with the approved details before the development is first brought into use.

12 A) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation prepared by Stephen Sherlock Services. B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 To secure the satisfactory implementation of the proposal.
3 In the interests of visual amenity.
4 In accordance with policy **** and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
5 In the interests of highway
6 In the interests of road safety
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
8 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
9 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
10 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
11 In the interests of amenity
12 In the archaeological interests of the site

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<td>Kate Lavelle</td>
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APPLICATION NO: 6.80.157.D.DISCON

LOCATION: Land Comprising OS Field 2924 Branton Lane Great Ouseburn North Yorkshire

PROPOSAL: Approval of details required under conditions 9 and 10 (Surface water details) of planning permission 16/01308/FULMAJ - Erection of Public House with letting accommodation and car parking facilities, erection of 7 dwellings and 1 holiday let, change of use of land to form extension to the domestic curtilage of nos. 2, 4, 6, 8 and 10 Branton Close.

APPLICANT: Yorvik Homes Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 A covenant shall be placed in the transfer deed to all future purchasers of the plots and the public house, obliging future purchasers to maintain and manage the communal water surface drainage system. A copy of the maintenance schedule informing residents with regard to their duties and tasks to monitor and maintain the curtilage soakaway systems should be included with any purchasers information pack. A copy of the transfer deed to be provided to future homeowners concerning the surface water arrangements should be forwarded to the Council, which will be placed on the planning file for the lifetime of the development in order to minimise future disputes or confusion.

2 The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. 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.
REVISED TARGET:
DECISION DATE: 10.04.2019

APPLICATION NO: 6.97.53.E.FUL

LOCATION:
The Cabin  Tippetts Lane To Cuddy Shaw Plantation Thorpe Underwood YO26 9ST

PROPOSAL:
Erection of ancillary building.

APPLICANT:
Mrs M McCaffrey

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 10.04.2022.

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

   Proposed Floor Plan, Elevations and Sections: Project number 1937, Drawing number GR 107A, received 25 March 2019.
   Location Plan: Drawing No. 2392MM/21, received 11 February 2019.

3. DRAINAGE WORKS TO BE AGREED
   No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.
   The following criteria should be considered:
   - Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
   - Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
   - Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
   - Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
   - A 20% allowance for climate change should be included in all calculations.
   - A range of durations should be used to establish the worst-case scenario.
   - The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

4. EFFECTIVE SOAKAWAYS
   The suitability of new soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 to the satisfaction of the Approving
Authority, who is generally the Local Authority. If the soakaway is proved to be unsuitable then in agreement with the Environment Agency and/or the Drainage Board, as appropriate, peak run-off must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable area). If the location is considered to be detrimental to adjacent properties the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. The suitability of any existing soakaway to accept any additional flow that could be discharged to it as a result of the proposals should be ascertained. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

5 Prior to the works to facilitate the construction of the proposed ancillary building, the existing railway carriage must be removed from site in its entirety.

6 The ancillary outbuilding hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as 'The Cabin, Tippetts Lane to Cuddy Shaw Plantation' and shall not be let or sold independently of the main dwelling.

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 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
4 To ensure that the installation of soakaways provide an adequate method of surface water disposal and reduce the risk of flooding.
5 In order to protect the visual amenities of the surrounding area in view of the prominence of this site in accordance with Core Strategy policy SG4.
6 To remain ancillary to the dwelling known as The Cabin, Tippetts Lane to Cuddy Shaw Plantation, and ensure an acceptable relationship between the dwelling and outbuilding.

INFORMATIVES

1 According to the Environment Agency flood maps the building will be sighted in Flood Zone 2. As such, it is recommended that the new building should incorporate some or all of the following flood resilient building techniques in order to provide some protection from potential surface water nuisance issues in the future.

- flood proofing up to 750mm.
- Solid floor construction e.g. continuous concrete ground floor slab minimum of 150mm thick reinforced with mesh on lapped and taped 1200 gauge visqueen damp proof membrane (dpm).
Electricity supply cables to enter building from roof level and wired downwards
- Electric sockets to be positioned at least 750mm above floor level.
- Water tight external door construction to minimum of 800mm above proposed floor level. Water resilient ground floor coverings should be considered, such as clay tiles.

2 The drainage strategy shall comply with Building Regulations 2000 - Approved Document H (H3) - Rainwater Drainage. It is the applicant/owners responsibility to ensure that surface water does not cause nuisance to neighbouring land or property as a direct result of their actions.

CASE NUMBER: 19/00631/FUL
WARD: Ouseburn
CASE OFFICER: Jane Lurcuck
DATE VALID: 18.02.2019
GRID REF: E 44598
N 457778
TARGET DATE: 15.04.2019
REVISED TARGET: DECISION DATE: 10.04.2019
APPLICATION NO: 6.96.230.FUL

LOCATION:
High Drive  Rudgate Whixley YO26 8AL

PROPOSAL:
Demolition of conservatory; erection of single storey extension and installation of 5no roof windows.

APPLICANT:
Mr And Mrs Pease

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 10.04.2022.

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

   Proposed loft conversion and rear extension Dwg No: PCE-Pease-February-19-planning

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.
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.

CONFIRMATION of discharge of condition(s)

It would be desirable to try and keep the joints to a similar width as seen in some parts of the wall at the front.

In masonry which is not finely finished, such as this wide-jointed brickwork, the joint
can be finished by hitting the mortar with a bristle churn brush with a firm pushing action. This gives a natural weathered appearance by exposing some of the aggregate in the mortar. The use of the brush also helps to compact the joints and increases the surface area which aids drying. However, it is important the mortar is sufficiently set for this otherwise the brush will leave a series of pin-holes in the mortar.

CASE NUMBER: 16/00621/FUL  WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Kate Williams  DATE VALID: 19.02.2016
GRID REF: E 417753  TARGET DATE: 15.04.2016
N 464588  REVISED TARGET: 29.03.2019
APPLICATION NO: 6.49.77.K.FUL
DECISION DATE: 28.03.2019
LOCATION:
The Birch Tree Inn Lupton Bank Glasshouses Harrogate NORTH YORKSHIRE HG3 5EA
PROPOSAL:
16Renovation and relocation of public bar with ancillary accommodation, And creating of 3 Holiday Cottages to be used in conjunction with bar. (Revised Scheme)
APPLICANT:
Yarn Tex 2 Ltd
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 28.03.2022.

2 The development shall commence in accordance with the approved details as shown on the amended drawings referenced: 3841 and as modified by other conditions of this consent.

3 The proposed units shall not be used for any purpose other than holiday accommodation and shall not be occupied for periods exceeding one calendar month at a time by the same occupant and shall not be used as permanent residential accommodation.

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, 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 Prior to the commencement of the development hereby-approved full details of any intended mechanical extract ventilation system to the building shall be submitted for the written approval of the Local Planning Authority. Thereafter, any such system that
may be approved by the Local Planning Authority shall be implemented in full accordance with the details approved prior to the bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be submitted for approval shall provide for:

* effective odour filtration;
* means to mitigate any extraneous noise from the system itself;
* a point of exhaust / emission at such a height, and in such a position and manner so as to avoid nuisance.

6 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 carrying 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 In the interest of proper planning and for the avoidance of doubt.
3 The layout and provision of permanent residential units would not provide a satisfactory level of amenity in this location in accordance with Core Strategy Policy SG4.
4 In order to protect the visual amenities of the surrounding area in view of the prominence of this site in accordance with Core Strategy Policy SG4.
5 In the interests of the amenity of the development in accordance with Core Strategy Policy SG4.
6 In the interests of the amenity of the development in accordance with Core Strategy Policy SG4.
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.
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 Part2A 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.

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

5 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.

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 area of the building shown as external storage shall remain as such and not be used as additional living accommodation for the lifetime of the development.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2 Part 1 Classes A to E, no extensions, additions or alterations to the roof, installation of additional openings, erection of a porch or provision of any building or enclosure within the curtilage of the dwelling hereby approved, shall be undertaken without written approval of the Local Planning Authority.

9 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. Prior to occupation the charging points shall be installed and operational as per the approved
details. Charging points installed shall be retained thereafter.

Electric vehicle charge points minimum specification residential and hotels -
Informative
- One electric vehicle charging point for each residential unit with dedicated parking space.
- One electric vehicle charging point for every ten unallocated residential parking spaces (including hotels).
- 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

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. To 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.
4. In the interests of visual amenity and in order to harmonise with the existing building.
5. In order to ensure that the materials used conform to the amenity requirements of the locality.
6. In the interests of visual amenity.
7. To remove the need for an additional external storage building.
8. In the interests of the character and appearance of the AONB and the amenity of the neighbouring properties.
9. To improve air quality and sustainable transport throughout the District

INFORMATIVES

1. Non mains Drainage:
   If the dwellings are to use the existing septic tank then the septic tank and associated drainage must comply with BS 6297:1983 the Design and Installation of Small Sewage Treatment Works and with current Building Regulations.

2. Private Water Supply:
   The property uses a private water supply and is currently classed as Regulation 9 supply, which is sampled annually under the Private Water Supply Regulations 2016. Should the new dwelling, when in use, share this water source the Local authority must be informed and suitable treatment installed. Furthermore Building regulations Approved Document G requires the provision of wholesome drinking water by compliance with the Private Water Supply Regulations 2016
amended).

<table>
<thead>
<tr>
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<th>19/00121/DISCON</th>
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<td>Josh Arthur</td>
<td>DATE VALID:</td>
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<td>TARGET DATE:</td>
<td>14.03.2019</td>
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<td>6.59.59.D.DISCON</td>
<td>DECISION DATE:</td>
<td>26.03.2019</td>
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LOCATION:
Low Fold Farm Cottage Glasshouses Harrogate North Yorkshire HG3 5QQ

PROPOSAL:
Approval of details required under condition 3 (window details) of planning permission 18/02794/FUL - Installation of doors, windows and rooflights to dwelling, garage and home office.

APPLICANT:
Mr S Auld

CONFIRMATION of discharge of condition(s)

<table>
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<th>CASE NUMBER:</th>
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<td>Arthama Lakhanpall</td>
<td>DATE VALID:</td>
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LOCATION:
Corn Close Barn Low Wath Road Pateley Bridge Harrogate North Yorkshire HG3 5HL

PROPOSAL:
Retention of boundary fence and posts.

APPLICANT:
Mr P Hawley

REFUSED. Reason(s) for refusal:-

1 The fence, by virtue of its form, appearance, siting and style would be visually harmful to the character and appearance of the converted barn and Nidderdale Area of Outstanding Natural Beauty. The building is an undesignated heritage asset and the fence presents an obvious 'suburban and domestic' feature that is considered incongruous. It results in substantial harm to the host building's special character and there are no public benefits associated with the development. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Re-use and Adaptation of Rural Buildings Design Guide, Heritage Management Guidance and House Extensions and Garages Design Guide, Policies SG3, SG4 and EQ2 of the Core Strategy, Saved Policies C1, C2, C16, H15 and HD20 of the Local Plan.

CASE NUMBER: 19/00582/FUL
WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Sarah Nichols
GRID REF: E 415798, N 466278
APPLICATION NO: 6.49.382.A.FUL
DATE VALID: 12.02.2019
TARGET DATE: 09.04.2019
DECISION DATE: 27.03.2019

LOCATION:
Bruce House Barn Pateley Bridge North Yorkshire

PROPOSAL:
Conversion of ancillary building to form an annexe, to include installation of chimney and alterations to doorways and fenestration.

APPLICANT:
Mrs C Baxter

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 27.03.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan - received 08.02.2019
   Proposed Drawings (Drawing No 4522) - received 08.02.2019

3 (a) No operations will commence on site or any development be commenced
before the developer has submitted a detail including 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 will maintain such fences until all development the subject of this permission is completed.

(b) No operations will 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 will not be altered without the prior written consent of the Local Planning Authority.

During the first planting season after the granting of this consent and between the months of November to March 1 Sycamore (Acer pseudoplatanus) tree will be planted on the site. The tree will be:

(i) A root balled specimen 18-20 cm girth when measured at 1.5 metres above ground level,
(ii) Planted in a prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting are to be forked over to help alleviate compaction and allow the tree roots to become established,
(iii) Planted with the root collar at the same level as the surrounding soil levels,
(iv) Backfilled with topsoil clean of building contaminants,
(v) Anchored with double stakes and back board and attached to the trunk of the tree at approximately 1 metre above ground level. The stakes are to be driven into the ground clear of the root ball,
(vi) Planted between November and March in the location of T25 TPO 01/1970.
(vii) 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 will be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

5 The annex hereby approved will remain incidental to the residential use of “Bruce House Barn”. It will not be sold, let or used separately otherwise than by members of the family of the occupiers for the time being of “Bruce House Barn”.

6 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.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
4. In the interests of visual amenity.
5. In order to ensure that the approved annex is not used for unauthorised permanent residential occupation for it is unsuited.
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. 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: 19/00632/FUL  WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Arthama Lakhanpall  DATE VALID: 20.02.2019
GRID REF: E 415734  TARGET DATE: 17.04.2019
N 466102  REVISED TARGET: 11.04.2019
APPLICATION NO: 6.49.421.G.FUL  DECISION DATE: 11.04.2019

LOCATION:
Top Wath Laer  Wath Road Pateley Bridge HG3 5PG

PROPOSAL:
Erection of glass room.

APPLICANT:
Mr David Taylor

1  REFUSED. Reason(s) for refusal:-

1  The proposal, by virtue of its form, appearance, siting and style would be visually harmful to the character and appearance of the converted barn and Nidderdale Area of Outstanding Natural Beauty. The building is an undesignated heritage asset and the glass room would present an obvious 'suburban and domestic' feature that is considered incongruous. It would result in substantial harm to the host building's special character and there are no public benefits associated with the development. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Re-use and Adaptation of Rural Buildings Design Guide, Heritage Management Guidance and House Extensions and Garages Design Guide, Policies SG3, SG4 and EQ2 of the Core Strategy, Saved Policies C1, C2, C16, H15 and HD20 of the Local Plan.

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CASE NUMBER: 19/00668/FUL  WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Emma Howson  DATE VALID: 15.02.2019
GRID REF: E 407404  TARGET DATE: 12.04.2019
N 477259  REVISED TARGET: 05.04.2019
APPLICATION NO: 6.16.45.D.FUL  DECISION DATE: 05.04.2019

LOCATION:
High Woodale Farm Lofthouse Harrogate North Yorkshire HG3 5SW

PROPOSAL:
Erection of agricultural building.

APPLICANT:
Yorkshire Water Services Ltd

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 05.04.2022.
2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
3  A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority 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.

Reasons for Conditions:-

1  To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2  In order to ensure compliance with the approved drawings.
3  To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of 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.
LOCATION:
Hillcrest Panorama Walk Pateley Bridge Harrogate North Yorkshire HG3 5NH

PROPOSAL:
Erection of replacement garage and demolition of existing garage/store.

APPLICANT:
Mr P Howells

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 11.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
3. The external materials of the development hereby approved shall match those as existing to the host dwelling.
4. All new doors to the approved garage shall be set back from the external face of the walls to form reveals to match the existing to the host dwelling.

Reasons for Conditions:-

1. The development hereby permitted shall be begun on or before ****.
2. In order to ensure compliance with the approved drawings.
3. In the interests of visual amenity of the Nidderdale Area of Outstanding Natural Beauty.
4. In the interests of visual amenity of the Nidderdale Area of Outstanding Natural Beauty.

INFORMATIVES

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

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

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CASE NUMBER: 19/00809/FUL  
WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Arthama Lakhanpall  
GRID REF: E 416779
N 465148
APPLICATION NO: 6.49.546.B.FUL
LOCATION: Hillcrest Panorama Walk Pateley Bridge Harrogate North Yorkshire HG3 5NH
PROPOSAL:
Erection of single storey extensions and porch, conversion of loft to form additional living accommodation, alterations to fenestration and demolition of existing extensions (Revised Scheme).

**APPLICANT:**
Mr P Howells

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 11.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
3. The external materials of the development hereby approved shall match those as existing to the host dwelling.
4. All new doors to the approved garage shall be set back from the external face of the walls to form reveals to match the existing to the host dwelling.

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 of the Nidderdale Area of Outstanding Natural Beauty.
4. In the interests of visual amenity of the Nidderdale Area of Outstanding Natural Beauty.

**INFORMATIVES**

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

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**CASE NUMBER:** 19/00761/ADV  
**WARD:** Ripon Minster  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 431241 N 471360  
**APPLICATION NO:** 6.31.1163.J.ADV  
**TARGET DATE:** 17.04.2019  
**DATE VALID:** 20.02.2019  
**DECEASED DATE:** 03.04.2019  
**LOCATION:** 8 Queen Street Ripon HG4 1ED  
**PROPOSAL:** Display of new non illuminated lettering to fascia board.  
**APPLICANT:** Hear & Now Ltd

APPROVED subject to the following conditions:-

1. The advertisement hereby approved shall be displayed in strict accordance with the
following submitted drawings;

Proposed Sign Elevations; Received 20.03.2019.
Proposed Site Location Plan; Received 20.02.2019.

Reasons for Conditions:-

1  In order to ensure compliance with the approved drawings.

CASE NUMBER: 19/00832/TPO  
WARD: Ripon Minster
CASE OFFICER: Natalie Ramadhin  
DATE VALID: 25.02.2019
GRID REF: E 431037  
TARGET DATE: 22.04.2019
N 470599  
REVISED TARGET:
APPLICATION NO: 6.31.2503.A.TPO  
DECISION DATE: 05.04.2019

LOCATION:  
4 Bluebell Close Ripon HG4 1AW

PROPOSAL:  
Crown lift of 1 Pine (T1) to 5m and crown lift of 1 pine (T2) from garden structure within Tree Protection Order 32/1995.

APPLICANT:  
james Clapperton

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. The crown lifts to a height above ground level shall not be in excess of 5 metres.

3  All works shall be carried out by an appropriately experienced and qualified tree surgeon.

4  All works shall be carried out so as to conform to British Standards 3998:2010 Recommendations for Tree Works.
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: 19/01158/DISCON  
WARD: Ripon Minster  
CASE OFFICER: Emma Walsh  
DATE VALID: 14.03.2019  
GRID REF: E 431579, N 470896  
TARGET DATE: 09.05.2019  
APPLICATION NO: 6.31.106.I.DISCON  
REVISED TARGET:  
DECISION DATE: 28.03.2019  

LOCATION:  
Site Of 25 Bondgate Green Ripon North Yorkshire  

PROPOSAL:  
Approval of details required under conditions 3 (Brick samples) and 4 (Roof samples) of planning permission 18/05238/DVCON - Variations of conditions 2 (Drawings), 5 (Window frames) & 9 (Flood Risk) for the alterations to drawing, materials and floor height of planning application 15/05090/FUL - Erection of 7 apartments with associated car parking.

APPLICANT:  
Lee Hill Construction

1. CONFIRMATION of discharge of condition(s)

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CASE NUMBER: 19/00281/FUL  
WARD: Ripon Moorside  
CASE OFFICER: Arthama Lakhanpall  
DATE VALID: 22.01.2019  
GRID REF: E 430811, N 469694  
TARGET DATE: 19.03.2019  
APPLICATION NO: 6.31.2785.FUL  
REVISED TARGET: 02.04.2019  
DECISION DATE: 27.03.2019
LOCATION:
25 Grange Park Road Ripon HG4 2NJ

PROPOSAL:
Erection of porch, single and first storey extensions and alterations to fenestration.

APPLICANT:
Mr And Mrs Box

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 27.03.2022.

2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent:

   Proposed - Ground Floor Plan PL20 Revision A - received 25 January 2019
   Proposed - Elevations PL25 Revision A - received 25 January 2019
   Proposed Render sample (external wall) - inspected on site on 14 March 2019 at 10:51am
   Proposed Cladding sample (external wall) - inspected on site on 14 March 2019 at 10:51am
   Proposed Brick sample (external wall) - inspected on site on 14 March 2019 at 10:51am
   Proposed Tile sample (external roof - received 21 March 2019

3  The external materials of the extensions hereby approved shall match the existing to the host dwelling.

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), no further windows shall be inserted other than those shown in the approved plans.

Reasons for Conditions:-

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

2  In order to ensure compliance with the approved drawings.

3  In the interests of visual amenity.

4  In the interests of privacy and residential amenity.

INFORMATIVES
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: 19/00553/TPO
WARD: Ripon Moorside
CASE OFFICER: Natalie Ramadhin
GRID REF: E 431342
N 470195
APPLICATION NO: 6.31.2786.
DATE VALID: 07.02.2019
TARGET DATE: 04.04.2019
REVISED TARGET: 04.04.2019
DECISION DATE: 21.03.2019
GRID REF: E 431342
N 470195
APPLICATION NO: 6.31.2786.
LOCATION: 87 Aismunderby Close Ripon HG4 1NT
APPLICANT: Foxfield Tree Services

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:
T4 Ash: Lateral reduction to give a clearance from the dwelling by 3 metres, to a height not in excess of 5 metres. T6, T7 and T8 Sycamore: Crown lift to 3 metres.

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 carried out by an appropriately experienced and qualified tree surgeon with no pruning wounds in excess of 25mm diameter.

4 All works shall be undertaken 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.
In order to maintain the amenity of the locality.

In the interests of good arboricultural practice.

In the interests of good arboricultural practice.

PART TO BE REFUSED:

T1 Sycamore: Crown lift to 5 metres and lateral reduction by 3m. T4 Ash: Crown thin by 10%. T6, T7, T8 Sycamore: Crown lift to 4m.

Reasons for refusal:

1. T1 Sycamore: Crown lifts to five metres are associated with highway clearances, however, in gardens they result in trees with strongly altered forms which harms the natural shape and form of the trees to the detriment of the local amenity. Lateral reduction may be supported, however, the description of the proposed pruning is not in line with the BS3998:2010 or the guidance, therefore a new application is required to address this. Lateral reduction needs to be note the length of the branch before and after pruning e.g. 12 metres long post pruning 10 metres in length. In addition the height to which the pruning is proposed needs to be highlighted. This work is therefore contrary to guidance in the NPPF, Saved Local Plan Policy HD13 and Core Strategy Policy EQ2.

2. T4 Ash: It has not been specified why the trees should be crown thinned and what objectives are to be met as a result of this action. Crown thinning is a common form of pruning though not on dense canopied species such as beech and horse chestnut or open canopied trees such as ash. Ash trees are open canopied trees and crown thinning is unnecessary. Such pruning can lead to the premature decline of the tree(s). In addition, it is common for crown thinning to be completed leaving the tree with a "lion-tailed" appearance even with the guidance noted above. This can lead to unforeseeable failures as the tree(s) natural ability to dampen high wind forces is reduced as a result of the branch loss associated with crown thinning. This work is therefore contrary to guidance in the NPPF, Saved Local Plan Policy HD13 and Core Strategy Policy EQ2.

3. T6, T7, T8 Sycamore: A crown lift by 4 metres is not considered acceptable. This work would have a detrimental impact to the health and amenity of the trees and is therefore contrary to guidance in the NPPF, Saved Local Plan Policy HD13 and Core Strategy Policy EQ2.
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Site Location Plan (Drawing No PL01) - received 12.02.2019
   Site Plan - As Proposed (Drawing No PL06 Rev A) - received 19.03.2019
   Proposed - Elevations (Drawing No PL25 Rev A) - received 16.02.2019
   Proposed - Ground Floor Plan (Drawing No PL20 Rev A) - received 16.02.2019
   Proposed - First Floor Plan (Drawing No PL21 Rev A) - received 16.02.2019
   Proposed - Roof Plan (Drawing No PL22 Rev A) - received 16.02.2019

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

Reasons for Conditions:-

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

INFORMATIVES

1 This site is within 250m of a landfill site. In accordance with your 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; namely:
   - A concrete floor.
- Gas proof membrane beneath the floor.

- Sealing/protection of any services to the building.

- Adequate ventilation.

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

2 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.

3 You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.

CASE NUMBER: 19/00778/FUL
WARD: Ripon Moorside
CASE OFFICER: Emma Walsh
DATE VALID: 21.02.2019
GRID REF: E 430750
N 469574
TARGET DATE: 18.04.2019
REVISED TARGET: 
DECISION DATE: 09.04.2019
APPLICATION NO: 6.31.306.B.FUL
LOCATION:
25 Southfield Avenue Ripon HG4 2NR

PROPOSAL:
Extension to existing garage.

APPLICANT:
Mr Crossman

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 09.04.2022.

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

  Proposed Location Plan; Received 21.02.2019.
  Proposed Floor Plan and Elevations; Dwg No. C82-1-PG 1, Received
Except where explicitly stated otherwise within the application form, the external materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

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.
for the provision of affordable housing before development commenced (other than remediation works and any infrastructure works whose extent had been agreed). Whilst a scheme has been agreed through a Section 106 Agreement, the details required by the condition cannot be approved under the terms of the conditions because development has commenced beyond remediation or agreed infrastructure works.

INFORMATIVES

1 The following details are considered satisfactory in terms of the detail they contain and consequentially it is not expedient to take enforcement action in respect of these details;
- the Section 106 Agreement dated 12 February 2019 between the Council of the Borough of Harrogate, LIH Property (2) limited, HSBC Back PLC, Harron Homes Limited and Santander UK PLC.

CASE NUMBER: 19/00649/DVCON
CASE OFFICER: Sarah Nichols
GRID REF: E 431180, N 471279
APPLICATION NO: 6.31.789.M.DVCON
LOCATION: 28-29 Market Place Ripon HG4 1BN
PROPOSAL: Variation of Condition 3 of Planning Consent 18/03538/FUL to allow for an extended time limit to 15 April 2019 to produce the Sound Attenuation Scheme.
APPLICANT: Specsavers Optician Store
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 21.03.2022.
2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan - received 28.08.2018
   Proposed and Existing Plans and Elevations (Drawing No 5258:002 Rev A) - received 31.08.2018
Prior to 15 April 2019, all works which form part of the sound attenuation scheme as specified in the Noise Report reference 18/0637/r1 produced by Cole Jarman:

a) will be completed; and

b) written evidence to demonstrate that the specified noise levels have been achieved will 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 will 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 will be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved will be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

The external plant approved under this consent will not operate between the hours of 23:00 and 07:00.

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 ensuring a reasonable level of residential amenity for occupants of nearby residential premises.

4 In the interests of ensuring a reasonable level of residential amenity for occupants of nearby residential premises.

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: 19/01352/CMA  WARD: Ripon Spa
CASE OFFICER: Emma Walsh  DATE VALID: 26.03.2019
GRID REF: E 430846  TARGET DATE: 23.04.2019
N 471413  REVISED TARGET: 23.04.2019

APPLICATION NO: 6.31.1625.P.CMA

LOCATION:
Holy Trinity Church Of England Junior School Church Lane Ripon North Yorkshire HG4 2ES

PROPOSAL:
Erection of single storey extension to create a toilet block and lobby.

APPLICANT:
North Yorkshire County Council

Subject to NO OBJECTIONS

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CASE NUMBER: 19/00803/DISCON  WARD: Ripon Ure Bank
CASE OFFICER: Natalie Ramadhin  DATE VALID: 25.02.2019
GRID REF: E 431775  TARGET DATE: 22.04.2019
N 471428  REVISED TARGET: 22.04.2019

APPLICATION NO: 6.31.721.E.DISCON

LOCATION:
Land Comprising Field At 431775 471428 Ailcey Road Ripon North Yorkshire

PROPOSAL:
Application for the approval of details required under conditions 4( Parts A, B and C ) (contamination), 11 (ecology), 14 (highway cleanliness), 18 (highway cleanliness) and 19 (construction method statement) 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

CONFIRMATION of discharge of condition(s)
INFORMATIVES

1. The details submitted for condition 4, 11, 14, 18 and 19 are considered acceptable.

2. Part D of condition 4 remains active in the event of unexpected contamination.

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**CASE NUMBER:** 19/01297/AMENDS  **WARD:** Ripon Ure Bank
**CASE OFFICER:** Sarah Nichols  **DATE VALID:** 28.03.2019
**GRID REF:** E 431848  **TARGET DATE:** 25.04.2019
**N 471108**  **REVISED TARGET:**
**APPLICATION NO:** 6.31.2779.AMENDS

**LOCATION:**
35 Hillshaw Park Way Ripon HG4 1JU

**PROPOSAL:**
Non material amendment to allow revised door position to east elevation and revised window position to west elevation of planning permission 18/04555/FUL - Erection of two storey side extension and demolition of detached garage.

**APPLICANT:**
Mr Dennison

**APPROVED**

1. The proposed alterations would not introduce issues not considered as part of the original planning permission and can be considered as a non-material amendment to the earlier approved application.

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**CASE NUMBER:** 18/05025/FUL  **WARD:** Spofforth With Lower Wharfedale
**CASE OFFICER:** Michelle Stephenson  **DATE VALID:** 14.12.2018
**GRID REF:** E 436128  **TARGET DATE:** 08.02.2019
**N 451326**  **REVISED TARGET:** 26.03.2019
**APPLICATION NO:** 6.122.44.A.FUL
**DECISION DATE:** 26.03.2019
LOCATION:
Anglers Lodge  Clive Road Spofforth HG3 1AT

PROPOSAL:
Conversion of loft into habitable accommodation including the installation of dormers and roof lights.

APPLICANT:
Mrs A McKay

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.03.2022.

2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   - Existing Floor Plans with Location Plan and Site Plan, Dwg no. EX1, received 8 February 2019.
   - Proposed Elevations, Dwg no. 3 (revision B), received 8 February 2019.
   - Proposed Ground Floor and Roof Plan, Dwg no. 1 (revision C), received 8 February 2019.
   - Proposed Section, Section B-B, received 8 February 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 to ensure compliance with the approved drawings.
Demolition of existing garage and erection of new garage.

**APPLICANT:**  
Mr J Kirby-Welch

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 27.03.2022.

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: Proposed plans and elevations: Drwg No. 2217.13. 004 rev C (rec 26.03.19)

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 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 View.

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.
4 The formation of an additional separate residential unit would not be acceptable

**CASE NUMBER:** 19/00319/FUL  **WARD:** Spofforth With Lower Wharfedale

**CASE OFFICER:** Jeremy Constable  **DATE VALID:** 25.01.2019
**GRID REF:** E 438651  **TARGET DATE:** 22.03.2019
**APPLICATION NO:** 6.136.12.A.FUL  **REVISED TARGET:**

**DECISION DATE:** 21.03.2019

**LOCATION:**  
Kingbarrow Farm Harrogate Road To Kingbarrow Farm Spofforth LS22 4AL

**PROPOSAL:**  
Erection of a grain shed.
APPLICANT:
Stockeld Farms Ltd

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 21.03.2022.

2  The development hereby approved shall be carried out in strict accordance with the
details within the application form and the submitted plans and drawings.

3  Except where explicitly stated otherwise within the application form the external
materials of the development hereby approved shall match those of existing buildings
on site.

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:  19/00494/COU      WARD:  Spofforth With Lower Wharfedale
CASE OFFICER:  Mark Danforth      DATE VALID:  15.02.2019
GRID REF:  E 440910  TARGET DATE:  12.04.2019
               N 451711  REVISED TARGET:
APPLICATION NO:  6.136.212.COU  DECISION DATE:  02.04.2019

LOCATION:
Deighton Grange Farm Kirk Deighton North Yorkshire LS22 5HN

PROPOSAL:
Change of Use of agricultural buildings to mixed use (Use Classes - B1b/B1c, B2 and B8).

APPLICANT:
E.C. and S.J. Alton

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be carried out in strict accordance with the
submitted layout plan reference Drawing 'General Farm Layout' site plan received by the Local Planning Authority on the 7 February 2019.

2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing titled 'General farm layout' received by the Local Planning Authority on the 7 February 2019.

3 The units shall only be operated from 07.00 -1800 Monday to Saturday with no work on Sundays or Bank Holiday Mondays is permitted.

Reasons for Conditions:-

1 In order to ensure compliance with the approved drawings.
2 In order to ensure compliance with the approved drawings.
3 In the interests of residential amenity.

INFORMATIVES

1 The normal advice that we would give for workshop buildings of this nature, particularly if they are storing tools and machinery of value, would be that any windows, doors, shutters and roof lights fitted should be to a good security standard, ideally complying with Loss Prevention Standard 1175 Security Rating 2: Issue 7 (LPS1175 SR2) or higher.

An intruder alarm and CCTV is recommended given the rural location and closeness to the main road.
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 04.04.2022.

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

   Proposed Site Plan, Floor Plan and Elevations: Drg no. MEFC (02) / 02 Rev A, received 8 February 2019.
   Location Plan: OS MasterMap, received 8 February 2019.

3 The residential annex hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as '2 Moor End Farm Cottages, Dunkeswick' and shall not be let or sold independently of the main dwelling.

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

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In the interests of proper planning and for the avoidance of doubt.
3 To remain ancillary to the dwelling known as 2 Moor End Farm Cottages, Dunkeswick, and ensure an acceptable relationship between the dwelling and converted outbuilding.
4 In the interests of visual amenity.

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. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/00697/COU WARD: Spofforth With Lower Wharfedale
CASE OFFICER: Gillian Pinna-Morrell DATE VALID: 18.02.2019
GRID REF: E 432756 TARGET DATE: 15.04.2019
APPLICANT: Mr Uffa Kirkby

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be retained in strict accordance with the following drawing:

   Proposed Floor Plan

2 The use(s) hereby approved shall not be carried out other than between the hours of 0700-1800 Monday to Fridays and 0700-1300 on Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.

Reasons for Conditions:-

1 For the avoidance of doubt.
2 In the interests of residential and general amenity.
PROPOSAL:
Felling of 1 x Sycamore tree T1 of Tree Preservation Order 13 2015.

APPLICANT:
Mr Saville

REFUSED. Reason(s) for refusal:-

1. The proposed works would have a detrimental impact on the visual amenity of the tree and its contribution to the locality and would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan and 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 HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

CASE NUMBER: 19/01227/PNA
WARD: Spofforth With Lower Wharfedale
CASE OFFICER: Mark Danforth
GRID REF: E 440867
N 451681
APPLICATION NO: 6.136.29.D.PNA

DATE VALID: 21.03.2019
TARGET DATE: 18.04.2019
REVISED TARGET: 03.04.2019
DECISION DATE: 03.04.2019

LOCATION:
Deighton Grange Kirk Deighton Wetherby North Yorkshire LS22 5HN

PROPOSAL:
Erection of agricultural storage building.

APPLICANT:
Mr M Alton

Prior approval not required
CASE NUMBER: 18/05324/FUL  
WARD: Washburn

CASE OFFICER: David Potts  
DATE VALID: 29.01.2019

GRID REF: E 423736  
TARGET DATE: 26.03.2019

GRID REF: N 448841  
REVISED TARGET:  
DECISION DATE: 26.03.2019

APPLICATION NO: 6.133.56.E.FUL

LOCATION:  
West End Farm Stainburn Otley North Yorkshire LS21 2QW

PROPOSAL:  
Conversion of part of garage block into ancillary residential accommodation.

APPLICANT:  
Ms Rachael Adams

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.3.2022.

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

   Proposed Floor Plans, Section and South Elevation: Drawing F1, received 28 December 2018.
   Existing Site Plan, Elevations and Section with Proposed Elevations: Drawing F2, received 25 January 2019.
   Location Plan: F!ND 1:1250, received 28 December 2018.

3. 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 residential annex hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as 'West End Farm, Stainburn' and shall not be let or sold independently of the main dwelling.

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.
In the interests of visual amenity.
To remain ancillary to the dwelling known as West End Farm, Stainburn, and ensure an acceptable relationship between the dwelling and converted outbuilding.

CASE NUMBER: 19/00076/FUL  WARD: Washburn
CASE OFFICER: Jeremy Constable  DATE VALID: 31.01.2019
GRID REF: E 427089  TARGET DATE: 28.03.2019
          N 452029  REVISED TARGET: 
APPLICATION NO: 6.134.113.I.FUL  DECISION DATE: 26.03.2019

LOCATION:
Calm Waters  Shaw Lane Beckwithshaw HG3 1QZ

PROPOSAL:
Installation of 4 no. skylights and relocation of wood burning stove flue.

APPLICANT:
Mrs S Dixon

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 26.03.2022.

2  The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   Location Plan (Received 31 Jan 2019)
   Proposed rooflights plan (Received 08 Jan 2019)
   Proposed Site Plan (Received 30 Jan 2019)
   Proposed elevations (Received 30 Jan 2019)

3  The roof lights hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the roof light sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape roof light is required and the flashing of the opening shall be carried out in traditional lead work.

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.
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 11.04.2022.

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

   Proposed Parking Area Site Plan: Drg No. 101046/01 A, received 5 April 2019.
   Proposed Garden Site Plan: Drg No. 101046/02 A, received 14 January 2019.
   Location Plan: Promap, received 14 January 2019.

3. All stonework of the proposed retaining wall of the car parking area shall match the stonework of the adjacent walling in type, size, colour, dressing and coursing to the same height.

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 walling in accordance with local policy SG4..
APPLICATION NO: 6.134.9.O.FUL

LOCATION:
Spring House Farm, Harrogate Riding And Language Centre  Rudding Lane North Rigton HG3 1PW

PROPOSAL:
Erection of single storey extension to form stables.

APPLICANT:
Mr Drew Birtwhistle

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 28.03.2022.

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

   Proposed Floor Plan and Elevations: Drg No. L 1114/6, received 18 January 2019.
   Location Plan: OS MasterMap, received 18 January 2019.

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.
LOCATION:
High Austby Farm  Brant Bank Lane To Low Austby Nesfield LS29 0BJ

PROPOSAL:
Demolition of commercial buildings; Erection of 1 no. dwelling with associated hard standing and landscaping works.

APPLICANT:
Mr & Mrs Guy and Amanda Taylor

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 21.03.2022.

2. The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No's 0377-(PL) 004, 005 GF/FF 007 and 008 received by the Local Planning Authority on the 21 January 2019 together with 03077 (PL)-003 A with water main added, on 14th March 2019.

3. Before the development is brought into use a scheme detailing the facility 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. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with 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. Charging points installed shall be retained thereafter for the lifetime of the development.

4. 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 Part2A 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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking or re-enacting that order with or without modification) planning permission shall be obtained before any development contained in Classes (A B C D E or F) of Part 1 and Class A of Part 2 of schedule 2 of that order is carried out.

6 No construction works in the relevant area(s) of the site shall commence until evidence has been submitted to the Local Planning Authority that the diversion of the public water supply infrastructure laid within the site has been agreed with the relevant statutory undertaker and that the approved works have been undertaken.

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 comply with Core Strategy policy EQ1.
4 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.
5 In the interest of preserving the openness of the Green Belt and visual amenity, in accordance with the Householder Design Guide and advice contained within the NPPF.
6 In the interest of public health and maintaining the public water supply.

CASE NUMBER: 19/00297/FUL  WARD: Washburn
CASE OFFICER: David Potts  DATE VALID: 25.01.2019
GRID REF: E 416797  TARGET DATE: 22.03.2019
N 455269  REVISED TARGET: 22.03.2019
APPLICATION NO: 6.105.20.FUL  DECISION DATE: 22.03.2019

LOCATION:
St Andrews Church Cooper Lane Blubberhouses North Yorkshire

PROPOSAL:
Alterations to access path and entrance to provide disabled access.
APPLICANT:
Mrs P Anderson

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 22.03.2022.

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

   Proposed Site Plan: Proj Ref. 4746, Drawing Number (90) 02 Rev A, received 22 January 2019.
   Proposed Elevations: Proj Ref. 4746, Drawing Number (00) 03 Rev A, received 22 January 2019.
   Location Plan: Proj Ref. 4746, Drawing Number (90) 01 Rev C01, received 22 January 2019.

3. The materials to be used in the construction of the external surfaces of the wall 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.

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CASE NUMBER: 19/00310/FUL  WARD: Washburn
CASE OFFICER: Mark Danforth  DATE VALID: 22.01.2019
GRID REF: E 425012  TARGET DATE: 19.03.2019
               N 450900  REVISED TARGET:  
APPLICATION NO: 6.133.4.F.FUL  DECISION DATE: 04.04.2019

LOCATION:
Land To The North West Of Highfield Farm Otley Road Beckwithshaw Harrogate North Yorkshire HG3 1QX

PROPOSAL:
Retention of farm track.

APPLICANT:
Mr Stephen Airey

1 APPROVED

CASE NUMBER: 19/00341/CLEUD
WARD: Washburn
CASE OFFICER: Josh Arthur
DATE VALID: 24.01.2019
GRID REF: E 418977
TARGET DATE: 21.03.2019
N 449225
REVISED TARGET: 29.03.2019
DECISION DATE: 27.03.2019

APPLICATION NO: 6.139.164.CLEUD

LOCATION:
Weston Moor House  Weston Moor Road Clifton LS21 2NB

PROPOSAL:
Certificate of lawfulness for the continued use of Weston Moor House as a separate dwelling independent from Weston Moor Cottage and Weston Moor Lodge.

APPLICANT:
Mrs Elizabeth Brown

2 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 in relation to the use as specified in the application received by Harrogate Borough Council on 14.01.2019.
APPLICATION NO:  6.139.8.G.CLEUD

LOCATION:  
Weston Moor Cottage Weston Moor Road Clifton Otley North Yorkshire LS21 2NB

PROPOSAL:  
Certificate of lawfulness for the continued use of Weston Moor Cottage as a separate dwelling independent from Weston Moor House and Weston Moor Lodge.

APPLICANT:  
Mrs Elizabeth Brown

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 in relation to the use as specified in the application received by Harrogate Borough Council on 24.01.2019.

CASE NUMBER:  19/00429/FUL  WARD: Washburn
CASE OFFICER:  David Potts  DATE VALID: 30.01.2019
GRID REF:  E 422392  TARGET DATE: 27.03.2019
N 449140  REVISED TARGET: 27.03.2019
DECISION DATE: 27.03.2019

APPLICATION NO:  6.132.25.FUL

LOCATION:  
Lindley Hall Farm Cottage Lindley Otley North Yorkshire LS21 2QP

PROPOSAL:  
Erection of first floor, two and single storey extensions and 2 no. porch canopies.

APPLICANT:  
A Ryder

4 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 27.03.2022.

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

Proposed Floor Plans, Elevations, Sections and Block Plan: Drawing No. 2959/03/100 Rev A, received 12 March 2019.
Location Plan: Drawing No. 2959/01/100, received 30 January 2019.
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: 19/00597/FUL
WARD: Washburn
CASE OFFICER: David Potts
DATE VALID: 11.02.2019
GRID REF: E 412311
TARGET DATE: 08.04.2019
N 449303
REVISED TARGET: 08.04.2019
APPLICATION NO: 6.129.49.FUL
DECISION DATE: 08.04.2019

LOCATION:
Cherry Bank Hunger Hill Middleton Ilkley North Yorkshire LS29 0DP

PROPOSAL:
Demolition of existing extensions and porch. Erection of two storey and single storey extensions, and a porch.

APPLICANT:
Mr Woodhead

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 08.04.2022.
2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

   Proposed Floor Plans and Elevations: Ref. 201804, Drwg No. 02, received 22 March 2019.
   Proposed Location Plan: Ref. 201804, Drwg No. 03, received 8 April 2019.
   Proposed Site Plan: Ref. 201804, Drwg No. 04, received 8 April 2019.
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.

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 08.04.2022.
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:
   - Proposed plans and elevations: Drwg Nos. LDS 2519/102 and LDS 2519/201 (Received 11.02.2019)
   - Location plan: (Received 12.02.2019)
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: 19/01018/PNA   WARD: Washburn
CASE OFFICER: David Potts   DATE VALID: 14.03.2019
GRID REF: E 426250   TARGET DATE: 11.04.2019
N 446235   REVISED TARGET: 02.04.2019
APPLICATION NO: 6.146.26.P.PNA

LOCATION:
Ings Farm Castley Lane Castley Otley North Yorkshire LS21 2PZ

PROPOSAL:
Erection of agricultural building.

APPLICANT:
J And A Goulding

1 Prior approval not required

CASE NUMBER: 18/05330/FUL   WARD: Wathvale
CASE OFFICER: Naomi Waddington   DATE VALID: 22.01.2019
GRID REF: E 431019   TARGET DATE: 19.03.2019
N 477846   REVISED TARGET: 05.04.2019
APPLICATION NO: 6.13.27.R.FUL

LOCATION:
Yorkshire Generators Ltd The Old Mushroom Farm Wath North Yorkshire

PROPOSAL:
Erection of office building.

APPLICANT:
2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 04.04.2022.

2 The development hereby permitted shall be carried out strictly in accordance with drawing numbers 346/P1, 346/P2 and received by the Local Planning Authority on 18 January 2019

3 Prior to the construction of the external walls of the development hereby approved a sample of the proposed brick shall be made available on the site for the written approval of the Local Planning Authority. Once approved development shall be carried out in strict accordance with the approved details

4 Prior to the construction of the roof of the development hereby approved a sample of the roof tile used shall be made available on the site for the written approval of the Local Planning Authority. Once approved 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 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.

CASE NUMBER: 19/00311/DVCON WARD: Wathvale
CASE OFFICER: Mark Williams DATE VALID: 22.01.2019
GRID REF: E 433438 TARGET DATE: 19.03.2019
N 476708 REVISED TARGET:
APPLICATION NO: 6.15.111.B.DVCON DECISION DATE: 01.04.2019

LOCATION:
The Long Shed Crossways Wobeck Lane Melmerby North Yorkshire
PROPOSAL:
Deletion or variation of condition 2 (approved plans) of planning permission 17/02051/FUL to enable relocation of proposed sewage treatment plants.

APPLICANT:
Mr M Hutchinson

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 01.04.2022.
2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted 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 compliance with the approved drawings.

INFORMATIVES

1  The treatment plants should conform to the relevant permits and binding rules, details of which can be found on the Government’s website here:

   https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground

2  The planning permission hereby granted sits alongside the original permission Ref 17/02051/FUL, which remains intact and unamended.

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CASE NUMBER: 19/00363/COU  WARD: Wathvale
CASE OFFICER: Laura Bromley  DATE VALID: 31.01.2019
GRID REF: E 435232  TARGET DATE: 28.03.2019
                        N 478030  REVISED TARGET: 28.03.2019
APPLICATION NO: 6.11.76.C.COU  DECISION DATE: 28.03.2019
LOCATION:
PROPOSAL:
Change of Use from horticultural to storage (retrospective).

APPLICANT:
Mr Holmes

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be carried out strictly in accordance with the amended drawings received by the Local Planning Authority on 31 January 2019 and as amended by the conditions of this consent:
   - Drg no: 1484-7 Proposed Site Plan
   - Drg no: 1484-6 Proposed Location Plan

2. The site shall not be used for any purpose other than that hereby approved, and no other use (including any use within the same use class as defined by the Town and Country Planning (Use Classes) Order 1987 as amended) shall be carried out without the formal consent of the Local Planning Authority.

3. No deliveries or despatches shall be made to or from the site, and no delivery or despatch vehicles shall enter or leave the site (whether laden or unladen), before 0700 hours nor after 2000 hours Monday to Saturday, or at all on Sundays and Public Holidays.

4. Within 2 months of the development hereby approved, an electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the number, location and maintenance of the electric vehicle charging points which 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 the approved details. They must thereafter be maintained free of obstruction.

5. The hedge on the southern boundary of the site shall be retained.

Reasons for Conditions:-

1. In order to ensure compliance with the approved drawings.
2. Any use other than that approved might be detrimental to the amenities of nearby property.
3. So as not to detract from the amenities of the nearby residential properties.
4. To mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
In the interests of visual amenity.

**LOCATION:**
Land Comprising Field North And West Of Crosslands Sharow Lane Sharow North Yorkshire

**PROPOSAL:**
Creation of site access; Removal of 3 meters of hedgerow.

**APPLICANT:**
Mr John Shaw

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 04.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

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:

   (i) The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6.

   (ii) The access shall be at a gradient not exceeding 1:10.

   (iii) 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 of drawing Standard Detail E6 and maintained thereafter to prevent such discharges.

   (iv) 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.

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 2.4 metres x 56 measured down the centre lines of the access road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

5. No development shall commence on site until an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) have been submitted to and approved by the Local Planning Authority. The AMS and TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. To 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 safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with guidance of the National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

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. 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: 19/00705/FUL  WARD: Wathvale
CASE OFFICER: Emma Walsh  DATE VALID: 23.02.2019
GRID REF: E 438385  TARGET DATE: 20.04.2019
N 472905  REVISED TARGET: 
DECISION DATE: 10.04.2019
APPLICATION NO: 6.26.141.E.FUL

LOCATION:
Springfield Barn Lingham Lane Dishforth Thirsk North Yorkshire YO7 3LF

PROPOSAL:
Erection of first floor gable extension.

APPLICANT:
Mr And Mrs Graham Hawkridge

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 10.04.2022.

2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

   Proposed Floor Plans and Elevations; Drwg No. 1867 P01, received 18.02.2019.
   Site plan; received 25.02.2019.

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.

CASE NUMBER: 19/00775/FUL  WARD: Wathvale
CASE OFFICER: Emma Walsh  DATE VALID: 21.02.2019
GRID REF: E 433882  TARGET DATE: 18.04.2019
APPLICATION NO: 6.33.75.FUL

LOCATION:
Fairhaven 43 Back Lane Copt Hewick Ripon North Yorkshire HG4 5DB

PROPOSAL:
Erection of porch and single storey extension.

APPLICANT:
Mr And Mrs Shakespeare

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 03.04.2022.

2. The development hereby permitted shall be carried out in strict accordance with the following amended drawings submitted with the application:
   - Proposed Site Plan; Drwg No PL06 Rev A, received 18.03.2019
   - Proposed Elevations; Drwg No PL25 Rev A, received 19.03.2019
   - Proposed Ground Floorplan; Drwg No PL20 Rev A, received 19.03.2019
   - Proposed First Floorplan; Drwg No PL21 Rev A, received 19.03.2019
   - Proposed Roof Plan; Drwg No PL22 Rev A, received 19.03.2019

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.

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.
APPLICANT: Potter Group Holdings Limited

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details submitted for condition 4 are considered acceptable and this condition can be discharged.

CASE NUMBER: 19/01257/AMENDS WARD: Wathvale
CASE OFFICER: Sarah Nichols DATE VALID: 26.03.2019
GRID REF: E 432508 TARGET DATE: 23.04.2019
N 472631 REVISED TARGET: 03.04.2019
APPLICANT: Metcalfs (Hutton Hill) Ripon

APPROVED

1 The proposed alterations would not introduce issues not considered as part of the original planning permission and can be considered as a non-material amendment to
the earlier approved application.