

HARROGATE BOROUGH COUNCIL

PLANNING COMMITTEE

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

CASE NUMBER:	21/00313/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	02.02.2021
GRID REF:	E 437032	TARGET DATE:	30.03.2021
	N 470379	REVISED TARGET:	
		DECISION DATE:	29.03.2021
APPLICATION NO:	6.034.67.FUL		

LOCATION:

Reservoir Cottage Tithe Way Marton Le Moor HG4 5AS

PROPOSAL:

Demolition of existing outbuilding and garage. Erection of a detached outbuilding (garage / annex). Erection of canopy to main dwellinghouse.

APPLICANT:

Mr Martin Clarke

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings received and uploaded to the public file on the 2nd February 2021:
Location plan; drawing number M3371/01/001, dated 12/20.
Existing block plan; drawing number M3371/01/002, dated 12/20.
Proposed site plan; drawing number M3371/04/101, dated 12/20.
Proposed floor plan; drawing number M3371/04/102, dated 12/20.
Proposed elevations; drawing number M3371/04/201, dated 12/20.
Proposed elevations; drawing number M3371/04/202, dated 12/20.
Proposed elevations; drawing number M3371/04/203, dated 12/20.
- 3 The external wall and roof material of the outbuilding hereby permitted shall match those used in the existing dwelling - Reservoir Cottage.
- 4 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Reservoir Cottage.

- 5 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2020) (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted in the north elevation and east elevation of the outbuilding; hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 The formation of a separate residential use would not be acceptable.
- 5 In the interests of residential amenity.

INFORMATIVES

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

CASE NUMBER:	21/00328/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Sarah Maguire	DATE VALID:	05.02.2021
GRID REF:	E 433079	TARGET DATE:	02.04.2021
	N 466525	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.54.291.FUL

LOCATION:

2 Fontein Terrace Boroughbridge Road Bishop Monkton Harrogate North Yorkshire HG3 3RD

PROPOSAL:

Erection of 1no. single storey rear extension.

APPLICANT:

Mr And Mrs D Wright

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations - As Proposed: Drawing No. F.T. (02) / 02 Rev A

Flood Risk Assessment: Received by the Local Planning Authority: 05.02.2021.

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:	21/00375/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Jeremy Constable	DATE VALID:	12.02.2021
GRID REF:	E 439232	TARGET DATE:	09.04.2021
	N 467167	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.56.231.FUL

LOCATION:

55 Waterside Langthorpe YO51 9GE

PROPOSAL:

Demolition of rear balconies. Erection of single storey rear extension with balcony roof. Conversion of garage to form additional living space incorporating installation of bay to front elevation.

APPLICANT:

E Toolen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 01.02.2021)
Proposed Plans and Elevations: Drwg No.002 (Received 01.02.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00622/HEDGE	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	22.02.2021
GRID REF:	E 431783	TARGET DATE:	05.04.2021
	N 466441	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.54.114.H.HEDGE

LOCATION:

Yorbus Grange Moor Road Bishop Monkton Harrogate North Yorkshire HG3 3QF

PROPOSAL:

Removal of 5m of hedgerow to gain access between two fields for agricultural purposes.

APPLICANT:

Mr Richard Atkinson

APPROVED subject to the following conditions:-

INFORMATIVES

- 1 No mature trees shall be 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 Replacement planting of a similar species-mix hedgerow elsewhere along the site boundaries would compensate for the loss of this hedgerow.

CASE NUMBER:	21/00762/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Amy Benfold	DATE VALID:	24.02.2021
GRID REF:	E 442744	TARGET DATE:	21.04.2021
	N 472107	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.27.9.F.FUL

LOCATION:

High Farm Cundall York North Yorkshire YO61 2RJ

PROPOSAL:

Single storey rear extension to form garden room.

APPLICANT:

Mr Simon Burton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans - Drawing No. 284/03/03/02. Received 24.02.2021.

Proposed Elevations - Drawing No. 284/03/03/03. Received 24.02.2021.

Proposed Section - Drawing No. 284/03/03/04. Received 24.02.2021.

Proposed Site Plan - Drawing No. 284/03/03/05. Received 24.02.2021.

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:	21/00825/FUL	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Amy Benfold	DATE VALID:	04.03.2021
GRID REF:	E 438773	TARGET DATE:	29.04.2021
	N 467296	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.56.232.FUL

LOCATION:

The Yorkie Back Lane Langthorpe York North Yorkshire YO51 9FE

PROPOSAL:

Electric sliding gate to be erected across access to parking area for 'The Yorkie' and 'Jigsaw View'.

APPLICANT:

Mr Chris Simpson

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plan and Elevation - Drawing No. CW/1455/2/21. Received 26.02.2021.

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:	21/00839/PROWNY	WARD:	Bishop Monkton & Newby
CASE OFFICER:	Katie Lois	DATE VALID:	01.03.2021
GRID REF:	E 438095	TARGET DATE:	12.04.2021
	N 465835	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.63.94.C.PROWNY

LOCATION:

Pond At Grid Reference 438108 465816 Bar Lane Roecliffe North Yorkshire

PROPOSAL:

NYCC consultation on proposed diversion of footpath 15.113/16 & Footpath No 15.113.12 Roecliffe. (Pre Ref No: 12/02024/PROWNY)

APPLICANT:

North Yorkshire County Council

Subject to NO OBJECTIONS

CASE NUMBER:	21/00269/FUL	WARD:	Boroughbridge
CASE OFFICER:	Amy Benfold	DATE VALID:	25.01.2021
GRID REF:	E 439132	TARGET DATE:	22.03.2021
	N 466400	REVISED TARGET:	16.04.2021
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.64.279.F.FUL

LOCATION:

Bar House Roecliffe Lane Boroughbridge YO51 9LW

PROPOSAL:

Proposed detached Garage block and conversion of Conservatory to Garden Room. Repositioning of existing first floor window on end elevation.

APPLICANT:

Mr T Bailey

REFUSED. Reason(s) for refusal:-

- 1 The proposal, due to its siting, massing and scale would detrimentally affect the character and appearance of the surrounding area. The proposal therefore does not accord with Local Plan policy HP3 and HS8 alongside guidance in the Council's House Extensions and Garages Design Guide (September 2005).

CASE NUMBER:	21/00715/PNA	WARD:	Boroughbridge
CASE OFFICER:	Andrew Thornton	DATE VALID:	22.02.2021
GRID REF:	E 441712	TARGET DATE:	19.04.2021
	N 466463	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.64.423.D.PNA

LOCATION:

Grange Farm Soursikes Field Road Aldborough YO51 9EZ

PROPOSAL:

Erection of agricultural storage building.

APPLICANT:

R J Bailes Ltd

Prior approval not required

CASE NUMBER:	20/02173/FUL	WARD:	Claro
CASE OFFICER:	Janet Belton	DATE VALID:	02.07.2020
GRID REF:	E 438509	TARGET DATE:	27.08.2020
	N 456150	REVISED TARGET:	16.03.2021
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.101.42.C.FUL

LOCATION:

Spinney House Church Street Goldsborough HG5 8NR

PROPOSAL:

Installation of replacement front entrance gate and formation of additional car parking and

turning area.

APPLICANT:

Mr And Mrs Jacobs

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as amended by the following approved drawing:
Existing and Proposed Site Plans and Elevations received 23.03.2021
- 3 There shall be no levels changes or storage of machinery, equipment or materials within the raised planting beds located between the garage and the two beech trees (marked T1 and T2 on approved site plan received on 23.03.2021).

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 the protection of trees in the interests of amenity.

CASE NUMBER:	21/00175/FUL	WARD:	Claro
CASE OFFICER:	Andrew Thornton	DATE VALID:	26.01.2021
GRID REF:	E 442248	TARGET DATE:	23.03.2021
	N 456264	REVISED TARGET:	
		DECISION DATE:	23.03.2021

APPLICATION NO: 6.95.24.C.FUL

LOCATION:

Pear Tree House Hopperton Street Hopperton HG5 8NX

PROPOSAL:

Erection of First Floor Extension and Infill Extension to Pear Tree House

APPLICANT:

Mr K. Oliver

REFUSED. Reason(s) for refusal:-

- 1 The proposed rear extension will form a visually dominant form of overdevelopment due to its scale and bulk. This will harmfully affect the character of the host dwelling and wider area which is largely undeveloped countryside. This is contrary to Policies HP8 and HS3 of the Harrogate Local Plan (2020) as well as guidance contained within the supplementary planning document House Extensions & Garages Design Guide.

CASE NUMBER:	21/00791/AMENDS	WARD:	Claro
CASE OFFICER:	Andy Hough	DATE VALID:	26.02.2021
GRID REF:	E 432597	TARGET DATE:	26.03.2021
	N 463454	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.68.51.P.AMENDS

LOCATION:
Flats House Scarah Lane Burton Leonard HG3 3RS

PROPOSAL:
Non Material amendment to plots 7-8, 13, 15-19 , 26 and 28 of Planning consent 19/05043/DVCMAJ

APPLICANT:
Chartford Development Ltd

1 APPROVED

- 1 Development Plan Drawing No 075-PD-001 Rev A
Plots 7-8 and 15-16 Drawing No 075-PD-20 Rev C
Plot 13 Drawing No 075-PD-24 Rev A
Plots 17-18 Drawing No 075-PD -21 Rev C
Plot 19 Drawing No 075-PD-29 Rev B
Plot 26 Plans Drawing No 075-PD-32 Rev A
Plot 26 Elevation Drawing No 075-PD-33 Rev A
Plot 28 Drawing No 075-PD-27 Rev A

Reasons for Conditions:-

CASE NUMBER: 21/00829/PNA
CASE OFFICER: Josh Arthur
GRID REF: E 433785
N 464580

WARD: Claro
DATE VALID: 10.03.2021
TARGET DATE: 05.05.2021
REVISED TARGET:
DECISION DATE: 31.03.2021

APPLICATION NO: 6.68.49.I.PNA

LOCATION:

Moor Farm Burton Leonard Harrogate North Yorkshire HG3 3SX

PROPOSAL:

Covered muck store.

APPLICANT:

Alfred Hymans LTD

Prior approval not required

CASE NUMBER: 21/00950/PNA
CASE OFFICER: Andrew Thornton
GRID REF: E 435661
N 459655

WARD: Claro
DATE VALID: 05.03.2021
TARGET DATE: 30.04.2021
REVISED TARGET:
DECISION DATE: 07.04.2021

APPLICATION NO: 6.84.71.B.PNA

LOCATION:

Gibbet House Farm Farnham Lane Farnham Knaresborough North Yorkshire HG5 9JP

PROPOSAL:

Steel framed storage building for hay, straw cattle food and machinery.

APPLICANT:

Mr Ian Thornton

Prior approval not required

CASE NUMBER:	20/05030/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Sarah Maguire	DATE VALID:	26.01.2021
GRID REF:	E 433203	TARGET DATE:	23.03.2021
	N 469443	REVISED TARGET:	
		DECISION DATE:	22.03.2021

APPLICATION NO: 6.44.90.I.FUL

LOCATION:

Land Comprising Os Field 2146 Ripon North Yorkshire

PROPOSAL:

Erection of 1no. shelter

APPLICANT:

Yorkshire Wildlife Trust

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Floor Plans and elevations - 5m Octagonal Pavilion
DWG Site Plan: P/002 Site Plan
- 3 No raising of ground levels should occur in relation to the construction of the works permitted.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To prevent flooding elsewhere so as not to displace flood flows onto others.

INFORMATIVES

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

CASE NUMBER:	21/00099/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Andrew Thornton	DATE VALID:	13.01.2021
GRID REF:	E 428425	TARGET DATE:	10.03.2021
	N 460479	REVISED TARGET:	09.04.2021
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.75.149.C.FUL

LOCATION:

Wath House Ripley Harrogate North Yorkshire HG3 3AX

PROPOSAL:

Proposed extension to garage

APPLICANT:

Mr Frazer Roberts

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 02052-100 received 13/01/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 02052-210 Rev B, received: 13/01/2021

Document: CIL Form, received: 13/01/2021

Document: DESIGN, ACCESS & HERITAGE STATEMENT, received: 13/01/2021

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:	21/00100/LB	WARD:	Fountains & Ripley
CASE OFFICER:	Andrew Thornton	DATE VALID:	13.01.2021
GRID REF:	E 428425	TARGET DATE:	10.03.2021
	N 460479	REVISED TARGET:	09.04.2021
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.75.149.D.LB

LOCATION:

Wath House Ripley Harrogate North Yorkshire HG3 3AX

PROPOSAL:

Proposed extension to garage

APPLICANT:

Mr Frazer Roberts

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 **LISTING OF APPROVED PLANS & DOCUMENTS** The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 02052-100 received 13/01/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:
Drawing: 02052-210 Rev B, received: 13/01/2021
Document: CIL Form, received: 13/01/2021
Document: DESIGN, ACCESS & HERITAGE STATEMENT, received: 13/01/2021

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:	21/00253/LB	WARD:	Fountains & Ripley
CASE OFFICER:	Gerrard Shaw	DATE VALID:	22.01.2021
GRID REF:	E 425123	TARGET DATE:	19.03.2021
	N 461247	REVISED TARGET:	26.03.2021
		DECISION DATE:	26.03.2021

APPLICATION NO: 6.74.37.R.LB

LOCATION:

Admiral Long C Of E Primary School Burnt Yates Harrogate North Yorkshire HG3 3EJ

PROPOSAL:

Alterations to large gable window to classroom comprising lowering of cill to incorporate doorway out into playground and improve accessibility and ventilation all in accordance with guidance contained within the Early Years Foundation Stage Framework, the Disabled Discrimination Act and Covid-19 Guidance for schools.

APPLICANT:

Richard Crooks Partnership

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 26.03.2024.
- 2 The works hereby permitted shall be carried out in accordance with the following Approved drawings:

New External Door Opening, Drawing No. 105330/01 Rev. B, dated September 2020, received 23/3/2021 (uploaded to Iclipse 25/3/2021)
Alteration to Window, Drawing No. 105330/02, Rev. A, dated January 2021, received 19/3/2021 (uploaded to Iclipse 25/3/2021)

3 Materials shall be a match for the existing in all aspects.

Reasons for Conditions:-

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

CASE NUMBER:	21/00333/TPO	WARD:	Fountains & Ripley
CASE OFFICER:	Katie Lois	DATE VALID:	03.02.2021
GRID REF:	E 424818	TARGET DATE:	31.03.2021
	N 467768	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.51.122.TPO

LOCATION:

Land North Of Sawley Arms Sawley North Yorkshire

PROPOSAL:

Lateral reduction of 2m from the house for 3m clearance and crown lift by 3m over the garden and 5m over the road to 1 Lime tree of Tree Preservation Order 50/2008.

APPLICANT:

Mr David Taylor

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 and 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 the interests of visual amenity and to safeguard the character of the area.
- 3 In the interests of good Arboricultural practice.

CASE NUMBER:	21/00422/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Sarah Maguire	DATE VALID:	02.02.2021
GRID REF:	E 432060	TARGET DATE:	30.03.2021
	N 469842	REVISED TARGET:	
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.44.81.A.FUL

LOCATION:

Washington House Washington Close Littlethorpe HG4 3LJ

PROPOSAL:

Proposed Detached Garage - Revised Scheme

APPLICANT:

Bernadette Lobo

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations - Drawing No. 101037/01

DWG Site Plan: Site Plan - Drawing No. 101037/05

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 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

CASE NUMBER:	21/00475/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	22.02.2021
GRID REF:	E 430412	TARGET DATE:	19.04.2021
	N 463369	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.67.67.FUL

LOCATION:

Hodgepodge Lodge Church Lane South Stainley North Yorkshire

PROPOSAL:

Erection of single storey extension to rear.

APPLICANT:

Mr S Lee

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans and Elevations DWG No. 21/1242/01 Rev. A
Location Plan and Block Plan 20/1242/02 Rev. A
- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00514/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	22.02.2021
GRID REF:	E 424554	TARGET DATE:	19.04.2021
	N 467966	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.51.37.G.FUL

LOCATION:

The Old Rectory Rectory Track Sawley HG4 3EN

PROPOSAL:

Erection of gazebo.

APPLICANT:

Mr And Mrs P Daffern

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans & Elevations DWG No. AWB161-300
- 3 The external materials of the development hereby approved shall be as set out in the application form and approved plans.

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 harmonise with the existing dwelling.

CASE NUMBER:	21/00529/FUL	WARD:	Fountains & Ripley
CASE OFFICER:	Josh Arthur	DATE VALID:	10.02.2021
GRID REF:	E 426278	TARGET DATE:	07.04.2021

N 463677

REVISED TARGET:

DECISION DATE: 25.03.2021

APPLICATION NO: 6.61.95.O.FUL

LOCATION:

Roseberry Cottage Bishop Thornton Harrogate North Yorkshire HG3 3JP

PROPOSAL:

Demolition of stables/stores. Erection of attached carport and store - Revised scheme.

APPLICANT:

Mrs S Jaffar

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Revised Proposed Plans & Elevations DWG No. 4274 Rev. A
Proposed Site Plan DWG No. 4724
- 3 The external materials of the development hereby approved shall be as set out in the application form and approved plans.

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 harmonise with the existing building.

CASE NUMBER: 21/00610/FUL

CASE OFFICER: Josh Arthur

GRID REF: E 423107

N 469709

WARD:

Fountains & Ripley

DATE VALID:

15.02.2021

TARGET DATE:

12.04.2021

REVISED TARGET:

DECISION DATE:

25.03.2021

APPLICATION NO: 6.42.49.E.FUL

LOCATION:

Town End Farm Grantley Ripon North Yorkshire HG4 3PJ

PROPOSAL:

Erection of extension to side of existing agricultural building.

APPLICANT:

Mr And Mrs Wills

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations DWG No. 408 / P1
Site Plan DWG No. 344 / LP 2
- 3 The external materials of the development hereby approved shall be as set out in the application form and approved plans.

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 harmonise with the existing building.

CASE NUMBER:	20/02997/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Jill Low	DATE VALID:	02.09.2020
GRID REF:	E 430299	TARGET DATE:	28.10.2020
	N 457211	REVISED TARGET:	24.03.2021
		DECISION DATE:	22.03.2021

APPLICATION NO: 6.79.6736.A.FUL

LOCATION:

10 Hill Top Avenue Harrogate North Yorkshire HG1 3BH

PROPOSAL:

Replacement fence to side garden

APPLICANT:

Miss Chloe Wrightson

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.
- 2 The development shall be carried out in strict accordance with the following plans -
Location Plan
Amended Plan received on 22nd March 2021 detailing the height of the fence panels at 4ft and the overall height with trellises at no more than 5ft 3"

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved plans.

CASE NUMBER:	20/03032/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Andrew Thornton	DATE VALID:	16.11.2020
GRID REF:	E 430562	TARGET DATE:	11.01.2021
	N 456857	REVISED TARGET:	07.04.2021
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.79.14393.FUL

LOCATION:

87 Bilton Grove Avenue Harrogate HG1 4HQ

PROPOSAL:

Retrospective garage application, to be constructed out of concrete blocks, with concrete tiled pitched roof.

APPLICANT:

Mrs Sheila Byers

APPROVED subject to the following conditions:-

- 1 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such

drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing Location plan NYK51759 received 12/02/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: Rear view facing back of house, received: 16/11/2020

Drawing: Side facing into garden, received: 16/11/2020

Drawing: Side view adjacent to neighbours, received: 16/11/2020

Drawing: Front facing back road, received: 16/11/2020

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.

CASE NUMBER:	21/00193/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Jeremy Constable	DATE VALID:	08.02.2021
GRID REF:	E 430056	TARGET DATE:	05.04.2021
	N 457159	REVISED TARGET:	
		DECISION DATE:	26.03.2021

APPLICATION NO: 6.79.9527.B.FUL

LOCATION:

26 Hill Top Road Harrogate HG1 3AN

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Mr Keith Head

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the

details within the application form and the following submitted plans and drawings:

Location Plan: (Received 19.01.2021)

Site Plan: Drwg No. GK02/0121/04 (Received 08.02.2021)

Proposed Plan: Drwg No. GK02/0121/01 (Received 19.01.2021)

Proposed Elevations and roof plan: Drwg No. GK02/0121/02A (Received 19.01.2021)

- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00453/FUL	WARD:	Harrogate Bilton Grange
CASE OFFICER:	Josh Arthur	DATE VALID:	04.02.2021
GRID REF:	E 431014	TARGET DATE:	01.04.2021
	N 457179	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.13603.C.FUL

LOCATION:

13 Grosvenor Road Harrogate HG1 4EG

PROPOSAL:

Erection of car port to rear.

APPLICANT:

Mr Chris Lister

REFUSED. Reason(s) for refusal:-

- 1 The proposal, by virtue of its scale and siting, will not appear visually subservient to the host dwelling and will appear incongruous within the street scene. This is contrary to Local Plan Policy HP3.
- 2 Due to the scale of the proposal and the siting along the boundary, the proposed development will have an unacceptable overbearing and overshadowing impact on neighbouring property. The proposal therefore, is considered to have an

unacceptable adverse impact on the amenity currently enjoyed by neighbouring properties and is contrary to Local Plan Policy HP4.

CASE NUMBER:	21/00550/FUL	WARD:	Harrogate Bilton Woodfield
CASE OFFICER:	Janet Belton	DATE VALID:	10.02.2021
GRID REF:	E 431508	TARGET DATE:	07.04.2021
	N 457342	REVISED TARGET:	
		DECISION DATE:	22.03.2021

APPLICATION NO: 6.79.14533.FUL

LOCATION:
280 Woodfield Road Harrogate HG1 4JG

PROPOSAL:
Erection of single storey extension and detached single garage.

APPLICANT:
MDA Architects Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

CASE NUMBER:	21/00036/FUL	WARD:	Harrogate Central
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CASE OFFICER: Andrew Thornton
GRID REF: E 430797
N 454981

DATE VALID: 25.01.2021
TARGET DATE: 22.03.2021
REVISED TARGET:
DECISION DATE: 22.03.2021

APPLICATION NO: 6.79.3289.A.FUL

LOCATION:

Flat 2 And 3 38 York Place Harrogate North Yorkshire

PROPOSAL:

Conversion of existing Garage Outbuildings to Annex for Flat no.2. Replacement and Enlargement of existing rear balconies to Flat 2 and 3. Note: Application relates to Flat 2 (First Floor) and Flat 3 (Second Floor) at no. 38 York Place. Both flats owned by Mr Simon Amin.

APPLICANT:

Mr S Amin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing A-10 rev B received 25/01/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: A-11, received: 06/01/2021

Drawing: A-13, received: 06/01/2021

Drawing: A-21, received: 06/01/2021

Drawing: A-22, received: 06/01/2021

Document: CIL Form, received: 06/01/2021

Document: Design & Access Statement, received: 06/01/2021

Document: Biodiversity forms Page 1 and 2, received: 06/01/2021

- 3 SPECIFIC RESTRICTION ON DEVELOPMENT: OBSCURED GLAZING

Notwithstanding the approved plans or provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), before the development hereby permitted is first occupied 1.8m high obscure glazed panels shall be installed along the sides of the proposed balconies and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 3 Standard as published January 2010.

- 4 The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Flat 2, 38 York Place.
- 5 Notwithstanding the approved plans or provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 6 Notwithstanding the approved plans or provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), The external roofing materials shall be reclaimed slate and the window frames and doors 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.

Reasons for Conditions:-

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

CASE NUMBER:	21/00147/FUL	WARD:	Harrogate Central
CASE OFFICER:	Janet Belton	DATE VALID:	12.02.2021
GRID REF:	E 430278	TARGET DATE:	09.04.2021

N 455831

REVISED TARGET:

DECISION DATE: 31.03.2021

APPLICATION NO: 6.79.14509.FUL

LOCATION:

The Steyne, Flat 1 Alexandra Road Harrogate HG1 5JS

PROPOSAL:

Replacement of timber windows with uPVC double glazed windows.

APPLICANT:

Elizabeth Ranson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 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.

CASE NUMBER: 21/00311/FUL

CASE OFFICER: Janet Belton

GRID REF: E 430146

N 455627

WARD:

Harrogate Central

DATE VALID:

27.01.2021

TARGET DATE:

24.03.2021

REVISED TARGET:

DECISION DATE:

22.03.2021

APPLICATION NO: 6.79.939.R.FUL

LOCATION:

38-42 Kings House, Brio Restaurant Kings Road Harrogate HG1 5JW

PROPOSAL:

Erection of conservatory with folding glazed roof to provide additional seating area and installation of bi-fold doors to replace existing windows.

APPLICANT:

Mr Gianni Bernardi

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.
- 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.
- 4 Customers shall not use the outdoor seating for eating and/or drinking between 22:00 and 08:30.
- 5 No speaker used to relay amplified music, singing and speech shall be positioned outside the building structure of the premises, nor shall any speaker be positioned internally such that the sound is directed through external doors, windows or other openings in the building.

Reasons for Conditions:-

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

CASE NUMBER:	21/00340/FUL	WARD:	Harrogate Central
CASE OFFICER:	Sarah Maguire	DATE VALID:	11.02.2021
GRID REF:	E 430752	TARGET DATE:	08.04.2021
	N 455423	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.14524.FUL

LOCATION:

The Breck 11 Woodside Harrogate HG1 5NG

PROPOSAL:

Change of lean-to roof to flat roof on existing, rear facing, single storey element of property and various alterations to the fenestrations.

APPLICANT:

Mr & Mrs Harding

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations - Proposed Alterations: Drawing No. 2035.P01

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:	21/00568/FUL	WARD:	Harrogate Central
CASE OFFICER:	Janet Belton	DATE VALID:	16.02.2021
GRID REF:	E 430234	TARGET DATE:	13.04.2021
	N 455743	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.4484.FUL

LOCATION:

62 Kings Road Harrogate HG1 5JR

PROPOSAL:

Enlargement of existing off street parking area; erection of retaining wall and timber fence and formation of dropped kerb.

APPLICANT:

G Ablett

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.

- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:
The crossing of the highway verge must be constructed in accordance with the approved Standard Detail number E6 and the following requirements.
All works must accord 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 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

CASE NUMBER:	20/05170/CLOPUD	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Chloe Leatham	DATE VALID:	27.01.2021
GRID REF:	E 429921	TARGET DATE:	24.03.2021
	N 455966	REVISED TARGET:	31.03.2021
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.4329.C.CLOPUD

LOCATION:

4 Coppice Drive Harrogate HG1 2JE

PROPOSAL:

Demolition of a small lean-to out building and erection of a single storey sun room at the rear of the property.

APPLICANT:

Mr & Mrs Hart

1 APPROVED

- 1 The proposed single storey rear extension as shown on project reference PGS - 7060_01 DWG No: P21_ Rev: C dated October 2020 and Email Statement regarding the proposed materials dated 23rd March 2021; complies with Schedule 2, part 1, Class A of the General Permitted Development Order 2015 (as amended).

CASE NUMBER:	21/00052/FUL	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Amy Benfold	DATE VALID:	07.01.2021
GRID REF:	E 430475	TARGET DATE:	04.03.2021
	N 456596	REVISED TARGET:	26.03.2021
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.79.14503.FUL

LOCATION:

133 Skipton Road Harrogate HG1 4LJ

PROPOSAL:

Rear dormer extension, roof raise of existing rear extension

APPLICANT:

Annabella Rothery

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Roof and Ground Floor Plans - Drawing No. 204603 PG-04 revB. Received 11.03.2021.

Existing and Proposed First and Second Floor Plans - Drawing No. 204603 PG-05 revB. Received 11.03.2021.

Existing and Proposed Front and Left Elevations - Drawing No. 204603 PG-02 revB. Received 11.03.2021.

Existing and Proposed Rear and Right Elevations - Drawing No. 204603 PG-03 revB. Received 11.03.2021.

Existing and Proposed Site Plans - Drawing No. 204603 PG-01 revB. Received 11.03.2021.

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:	21/00394/FUL	WARD:	Harrogate Coppice Valley
CASE OFFICER:	Sarah Maguire	DATE VALID:	01.02.2021
GRID REF:	E 429830	TARGET DATE:	29.03.2021
	N 455981	REVISED TARGET:	
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.79.14526.FUL

LOCATION:

Flat 2 18 Ripon Road Harrogate HG1 2JJ

PROPOSAL:

Replacement of no.13 existing windows with replica sliding sash units in woodgrain effect UPVC

APPLICANT:

Mr Alan Mennell

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Existing and Proposed Details: Replacement Windows - Drawing No HM/20/EAST/HUDSON/01

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: 21/00672/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 430201
N 456415

WARD: Harrogate Coppice Valley
DATE VALID: 18.02.2021
TARGET DATE: 15.04.2021
REVISED TARGET:
DECISION DATE: 24.03.2021

APPLICATION NO: 6.79.5669.A.FUL

LOCATION:
22 Osborne Road Harrogate HG1 2EA

PROPOSAL:
Single storey side/rear extension.

APPLICANT:
Adrian Kopycinski

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. 0062020P-04. Received 18.02.2021.

Proposed Plans and Elevations - Drawing No. 0062018P-03. Received 18.02.2021.

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: 21/00707/TPO
CASE OFFICER: Kate Exley
GRID REF: E 429407
N 455777

WARD: Harrogate Duchy
DATE VALID: 20.02.2021
TARGET DATE: 17.04.2021
REVISED TARGET:
DECISION DATE: 07.04.2021

APPLICATION NO: 6.79.4655.F.TPO

LOCATION:
Kent House 27A Kent Road Harrogate HG1 2LJ

PROPOSAL:

Remove no.1 Pine Tree within Tree Preservation Order: 08/2010

APPLICANT:

Manor Estate Properties (UK) 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.
- 4 The replacement planting of 1 N^o Pinus Sylvestris (Scots pine) to be 1.5/2.0 metres in height at the point of planting.
Tree to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.
Trees to be planted with the root collar at the same level as the surrounding soil levels.
Trees to be anchored with a single stake and attached the trunk of the tree at approx. 1 metre above ground level. Stakes to be driven into the ground clear of the root ball.
Tree to be planted in the first planting season after the felling of the noted trees and between November and March no closer than 3 metres from the retaining wall.
All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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: 21/00115/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 432392
N 455610

WARD: Harrogate Fairfax
DATE VALID: 09.02.2021
TARGET DATE: 06.04.2021
REVISED TARGET:
DECISION DATE: 06.04.2021

APPLICATION NO: 6.79.14508.FUL

LOCATION:
27 Walworth Avenue Harrogate HG2 7QZ

PROPOSAL:
Erection of 1no. two storey side extension and 1no. single storey rear extension.

APPLICANT:
Mr Edward Willkinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: Drwg No.0062018P 01 (Received 09.02.2021)
Site Plan: Drwg No.0062018P 04 (Received 09.02.2021)
Proposed Plans and Elevations: Drwg No.0062018P 03 (Received 14.01.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER: 21/00230/FUL
CASE OFFICER: Sarah Maguire

WARD: Harrogate Harlow
DATE VALID: 26.01.2021

GRID REF: E 429380
N 453716

TARGET DATE: 23.03.2021
REVISED TARGET:
DECISION DATE: 19.03.2021

APPLICATION NO: 6.79.14463.FUL

LOCATION:
14 Pannal Ash Crescent Harrogate HG2 0HT

PROPOSAL:
Erection of 1no. single storey rear extension.

APPLICANT:
Mr David Owen

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Site Plan - Drawing No. (PL)03B

DWG Proposed Details: Plans and Elevations - Drawing No. (PL)04C

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: 21/00684/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 429153
N 453887

WARD: Harrogate Harlow
DATE VALID: 12.02.2021
TARGET DATE: 09.04.2021
REVISED TARGET:
DECISION DATE: 24.03.2021

APPLICATION NO: 6.79.14540.FUL

LOCATION:
16 Harlow Crescent Harrogate North Yorkshire HG2 0AP

PROPOSAL:
Single storey front porch/shower room extension.

APPLICANT:

Mr And Mrs Wright

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. H.C. (16) / 02. Received 12.02.2021.

Reasons for Conditions:-

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

CASE NUMBER:	20/01494/DISCON	WARD:	Harrogate High Harrogate
CASE OFFICER:	Jill Low	DATE VALID:	04.05.2020
GRID REF:	E 430950	TARGET DATE:	29.06.2020
	N 455890	REVISED TARGET:	19.03.2021
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.79.1579.G.DISCON

LOCATION:

5 Devonshire Place Harrogate HG1 4AA

PROPOSAL:

Details submitted in pursuant of Condition 4 (Noise Mitigation) of Planning consent 18/03228/DVCON

APPLICANT:

Nicholas & Nicholas Limited

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	21/00438/FUL	WARD:	Harrogate High Harrogate
CASE OFFICER:	Janet Belton	DATE VALID:	03.02.2021
GRID REF:	E 431551	TARGET DATE:	31.03.2021
	N 456627	REVISED TARGET:	
		DECISION DATE:	30.03.2021

APPLICATION NO: 6.79.14473.A.FUL

LOCATION:

Harrogate Spa Tennis Centre Claro Park Harrogate HG1 4BB

PROPOSAL:

Single storey extension to existing clubhouse.

APPLICANT:

Mr Steve Reffitt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Prior to first use of the development hereby permitted the storage container located to the west of the existing clubhouse building shall be removed from the site.

Reasons for Conditions:-

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

CASE NUMBER:	20/04018/FUL	WARD:	Harrogate Hookstone
CASE OFFICER:	Andrew Thornton	DATE VALID:	01.12.2020
GRID REF:	E 433713	TARGET DATE:	26.01.2021
	N 455438	REVISED TARGET:	29.03.2021

DECISION DATE: 29.03.2021

APPLICATION NO: 6.79.2004.B.FUL

LOCATION:

Land Adjacent To Forest Moor Farm Forest Moor Road Knaresborough North Yorkshire
HG5 8LT

PROPOSAL:

Erection of single storey L shaped stable block and associated hardstanding to form parking using existing field access.

APPLICANT:

Stevens

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing Forest Moor Farm, Forest Moor Road, HG5 8LT received 01/12/2020 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: CU/20/004/A, received: 25/11/2020

Drawing: CU/20/004/A, received: 25/11/2020

Document: CIL Form, received: 06/11/20

- 3 MHC-03 New and altered Private Access or Verge Crossing.
The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:
The crossing of the highway verge must be constructed in accordance with the Standard Detail number E1 - concrete up to the existing field gate.
- 4 SPECIFIC RESTRICTION OF DEVELOPMENT: RESTRICTION ON STORAGE OF

WASTE

No burning of waste including manure shall take place on site.

5 ON GOING REQUIREMENT OF DEVELOPMENT: RESTRICTION ON USE OF STABLES

The stables/loose boxes hereby permitted shall not be used for any commercial riding, breeding or training purposes including livery or riding school activities except pursuant to the grant of planning permission on an application made in that regard.

6 SPECIFIC RESTRICTION OF DEVELOPMENT: RESTRICTION ON STORAGE OF WASTE

No manure shall be stored on site within 50m of the boundary of any neighbouring property of the site and shall be used/disposed of as soon as possible.

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 of the development. For the avoidance of doubt and in the interests of proper planning of the development.
- 3 To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.
- 4 The burning of waste would be harmful to the local amenity, character and appearance of the area.
- 5 In the interests of the amenities of the locality.
- 6 The storing of waste next to adjacent properties would be harmful to the local amenity, character and appearance of the area.

CASE NUMBER:	20/05179/FUL	WARD:	Harrogate Hookstone
CASE OFFICER:	Jeremy Constable	DATE VALID:	22.12.2020
GRID REF:	E 432978	TARGET DATE:	16.02.2021
	N 455115	REVISED TARGET:	09.04.2021
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.79.2170.D.FUL

LOCATION:

65 - 67 Hookstone Chase Harrogate North Yorkshire HG2 7HN

PROPOSAL:

Demolition of existing conservatory and erection of single storey extension.

APPLICANT:

Mr And Mrs C Dye

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 22.12.2020)
Site Plan: (Received 19.02.2021)
Proposed Plans and Elevations: Drwg No.H.C.(65)/02 Rev D (Received 29.03.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00341/ADV	WARD:	Harrogate Hookstone
CASE OFFICER:	Tom Procter	DATE VALID:	28.01.2021
GRID REF:	E 432490	TARGET DATE:	25.03.2021
	N 454804	REVISED TARGET:	02.04.2021
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.79.4262.G.ADV

LOCATION:

The Woodlands Hotel 110 Wetherby Road Harrogate HG2 7AB

PROPOSAL:

Erection of signs and advertisements, including illuminated signs and lighting, to include: SIGN A - 3

x NEW SETS OF SIGNWRITTEN HOUSENAME & LOGOS TO BUILDING. SIGN B - 1 x NEW DOUBLE SIDED PROJECTING SIGN TO EXISTING BRACKET. NEW LINOLITES TO ILLUMINATE. SIGN C - 3 x NEW AMENITY BOARDS. SIGN D - 1 x NEW A1 LOCKABLE POSTER CASE. SIGN E - 1 x NEW DOUBLE SIDED POST PICTORIAL SIGN TO NEW POST & GIBBET. NEW LINOLITES TO ILLUMINATE. SIGN F - 1 x NEW FROSTED VINYL TO WINDOW. SIGN G - 3 x NEW SIGNWRITTEN PANELS TO REAR TERRACE. SIGN H - 2 x NEW SETS OF SIGNWRITTEN 'WELCOME' DETAIL. SIGN I - 10 x NEW LED FLOODLIGHTS. SIGN J - 3 x NEW LANTERNS.

APPLICANT:

Star Pubs And Bars Limited

APPROVED subject to the following conditions:-

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

Proposed Block Plan received 26.02.21

Proposed Elevations and Sections Dwg No. 16323-planning AH received 28.01.21

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.

CASE NUMBER:	21/00454/FUL	WARD:	Harrogate Kingsley
CASE OFFICER:	Josh Arthur	DATE VALID:	04.02.2021
GRID REF:	E 431912	TARGET DATE:	01.04.2021
	N 456051	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.1820.A.FUL

LOCATION:

34 Kingsley Drive Harrogate HG1 4TJ

PROPOSAL:

Demolition of existing porch to front, erection of single storey wrap around extension to front and side and alterations to fenestration.

APPLICANT:

Mr & Mrs N Styrin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed and Existing Floor Plans, Sections and Elevations DWG No. 21/1233/01 Rev A.
Location Plan and Block Plan DWG No. 21/1233/02
- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00790/DISCON	WARD:	Harrogate Kingsley
CASE OFFICER:	Chloe Leatham	DATE VALID:	09.03.2021
GRID REF:	E 431853	TARGET DATE:	04.05.2021
	N 456117	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.79.13586.A.DISCON

LOCATION:

Land Comprising Field At 431853 456117 Kingsley Drive Harrogate North Yorkshire

PROPOSAL:

Application for the approval of details required under condition 3 (Tree Protection Fencing) of Reversed Matters Application 19/04146/REMMAJ for the erection of 70 dwellings with appearance, landscaping, layout and scale considered under outline permission 17/04277/OUTMAJ

APPLICANT:

Stonebridge Homes Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The details submitted for condition 3 (tree protection) are considered acceptable.

CASE NUMBER:	20/04941/FUL	WARD:	Harrogate New Park
CASE OFFICER:	Tom Procter	DATE VALID:	03.02.2021
GRID REF:	E 429466	TARGET DATE:	31.03.2021
	N 456959	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.11087.B.FUL

LOCATION:
2 Southville Terrace Harrogate HG1 3HH

PROPOSAL:
Demolition of garage and erection of single storey rear extension to be used as home office

APPLICANT:
Peter Clayton

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with details in the application form and the following drawings:

Proposed Plans and Elevations Dwg No 644 10 02 REV A Received 01.03.21

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 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:

- o A concrete floor.
- o Gas proof membrane beneath the floor.
- o Sealing/protection of any services to the building.
- o Adequate ventilation.
- o Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	21/00587/FUL	WARD:	Harrogate New Park
CASE OFFICER:	Janet Belton	DATE VALID:	18.02.2021
GRID REF:	E 429209	TARGET DATE:	15.04.2021
	N 456097	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.79.7601.A.FUL

LOCATION:

17A Norwood Grove Harrogate HG3 2XL

PROPOSAL:

Erection of part two storey and part single storey extension.

APPLICANT:

Mr & Mrs M Greenwood

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.04.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows shall be inserted in the side elevations of the extensions hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	20/05164/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Andrew Thornton	DATE VALID:	14.01.2021
GRID REF:	E 431020	TARGET DATE:	11.03.2021
	N 453215	REVISED TARGET:	19.03.2021
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.79.10940.A.FUL

LOCATION:

1 Almsford Place Harrogate HG2 8EH

PROPOSAL:

Erection of First floor side extension and Ground floor rear extension.

APPLICANT:

Mr & Mrs Peral

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 1 Almsford Place, Harrogate, HG2 8EH received 23/12/20 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other

submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 2069-01A, received: 15/03/2021

Document: CIL Form, received: 23/12/20

Document: Bat Exemption Statement, received: 14/01/21

3 SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF OBSCURE GLASS AND NON-OPENING WINDOW

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the proposed first floor window on the side elevation; shall be non-opening and obscure glazed in obscured glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form. The obscured glass shall be designed as equal or higher than Pilkington Textured Glass Level 3 Standard as published January 2010

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To protect the privacy and amenities of the occupiers of neighbouring property.

CASE NUMBER:	21/00310/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Sarah Maguire	DATE VALID:	09.02.2021
GRID REF:	E 431001	TARGET DATE:	06.04.2021
	N 453208	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.79.4967.A.FUL

LOCATION:

5 Almsford Place Harrogate HG2 8EH

PROPOSAL:

Demolition of the existing detached garage, and the erection of a new garage and office in the rear garden.

APPLICANT:

Mr And Mrs Eley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Elevations - Proposed Elevations
DWG Proposed Details: Floor Plans - Plan as Proposed
DWG Site Plan: Existing and Proposed - Drawing No. P002

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:	21/00312/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Jeremy Constable	DATE VALID:	27.01.2021
GRID REF:	E 430495	TARGET DATE:	24.03.2021
	N 453247	REVISED TARGET:	
		DECISION DATE:	23.03.2021

APPLICATION NO: 6.79.14519.FUL

LOCATION:

4 Leadhall Avenue Harrogate North Yorkshire HG2 9NH

PROPOSAL:

Erection of 2no. single storey extensions.

APPLICANT:

Mr & Mrs Jon Bradley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: Drwg No.413-P01 (Received 27.01.2021)

Site Plan and Sections: Drwg No. 413-P03 (Received 27.01.2021)
Proposed Plans & Elevations: Drwg No. 413-P01 (Received 27.01.2021)

- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00541/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Amy Benfold	DATE VALID:	16.02.2021
GRID REF:	E 431110	TARGET DATE:	13.04.2021
	N 453320	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.3077.FUL

LOCATION:
38 Almsford Drive Harrogate HG2 8ED

PROPOSAL:
Partial demolition of detached garage and conversion to garden room. Erection of a single storey wrap-around extension.

APPLICANT:
Mr David Rowson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations & Proposed Site Plan - Drawing No. 2020 298-02-revB. Received 10.02.2021.

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:	21/00685/FUL	WARD:	Harrogate Oatlands
CASE OFFICER:	Amy Benfold	DATE VALID:	16.02.2021
GRID REF:	E 431158	TARGET DATE:	13.04.2021
	N 453724	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.14538.FUL

LOCATION:

19 Beechwood Grove Harrogate North Yorkshire HG2 8QP

PROPOSAL:

Single storey rear extension. New pitched roof in lieu of flat roof to existing single storey garage. Raised rear terrace area with steps to garden.

APPLICANT:

Mr & Mrs Goodier

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. B.G. (19) / 02 revB. Received 15.03.2021.

Proposed Site Plan - Received 16.02.2021.

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: 21/00734/DISCON
CASE OFFICER: Chloe Leatham
GRID REF: E 430808
N 452865

WARD: Harrogate Oatlands
DATE VALID: 23.02.2021
TARGET DATE: 20.04.2021
REVISED TARGET:
DECISION DATE: 23.03.2021

APPLICATION NO: 6.79.9553.A.DISCON

LOCATION:

7 Daleside Avenue Harrogate HG2 9JA

PROPOSAL:

Approval of details required under condition 3 (render details) and 6 (Root protection) of planning permission 20/01009/FUL - Demolition of existing garage and carport. Erection of single storey side extension and two storey rear extension, with alterations to finishing materials, fenestration, entrance from highway, and a raised patio area to rear.

APPLICANT:

Mr Peter Catton

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details submitted for condition 3 and condition 6 are considered acceptable.

CASE NUMBER: 20/05099/FUL
CASE OFFICER: Tom Procter
GRID REF: E 429865
N 451555

WARD: Harrogate Pannal Ward
DATE VALID: 05.01.2021
TARGET DATE: 02.03.2021
REVISED TARGET: 30.03.2021
DECISION DATE: 30.03.2021

APPLICATION NO: 6.152.412.FUL

LOCATION:

7 Burn Bridge Oval Burn Bridge HG3 1LR

PROPOSAL:

Demolition of existing flat roof garage, erection of single storey rear and side extensions, formation of a timber framed carport and raised terrace and alterations to the existing

internal layout.

APPLICANT:

Chris And Judith Colbert

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans:

Proposed Plans and Elevations Project Number H-20049 Dwg No. P101 REV A
Received 10.03.21
- 3 Unless stated otherwise in the application form the external materials of the extensions hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	21/00339/DVCON	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Jeremy Constable	DATE VALID:	28.01.2021
GRID REF:	E 429453	TARGET DATE:	25.03.2021
	N 453177	REVISED TARGET:	
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.79.1787.BG.DVCON

LOCATION:

Ashville College Green Lane Harrogate HG2 9JP

PROPOSAL:

Variation of condition 3 (Removal of temporary building) to allow the existing building to remain in place until 31 10 2027 of Planning Permission 15/01162/FUL - Erection of cabins to be used as temporary classrooms and offices and boundary fencing along classrooms and fronting Yew Tree Lane.

APPLICANT:

Ashville College

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.05.2018.
- 2 The development shall be carried out in accordance with the approved plans:
(90) 100
(90) 110 Rev A
(90) 111
ACS/10-07-0457/101 Rev A
- 3 The temporary building hereby approved shall be wholly removed from the site and the use shall be discontinued and the site restored to its original condition no later than 31.10.2027 (unless further consent is granted by the Local Planning Authority prior to the end of that period).

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 opinion of the Local Planning Authority the proposed structure is of a temporary nature and does not warrant an unlimited consent.

CASE NUMBER:	21/00347/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Jeremy Constable	DATE VALID:	28.01.2021
GRID REF:	E 430054	TARGET DATE:	25.03.2021
	N 451694	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.152.416.FUL

LOCATION:

54 Westminster Drive Burn Bridge HG3 1NW

PROPOSAL:

Demolition of single storey garage; Erection of two storey extension, erection of 2no. dormer extensions and roof lights to rear elevation and alterations to fenestration.

APPLICANT:

Dr and Mrs M Wigginton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 28.01.2021)
Proposed Plans and Elevations: Drwg No.2020.064 002 (Received 28.01.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

INFORMATIVES

- 1 Adjacent Public Rights of Way - 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:	21/00367/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Janet Belton	DATE VALID:	16.02.2021
GRID REF:	E 431082	TARGET DATE:	13.04.2021
	N 451241	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.152.417.FUL

LOCATION:

25 Walton Park Pannal HG3 1EJ

PROPOSAL:

Erection of first floor extension above existing garage, single storey extension and

alterations to fenestration.

APPLICANT:

Alyson Jackson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.04.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

CASE NUMBER:	21/00417/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Tom Procter	DATE VALID:	10.02.2021
GRID REF:	E 429712	TARGET DATE:	07.04.2021
	N 451733	REVISED TARGET:	
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.152.418.FUL

LOCATION:

1 Blackthorn Lane Burn Bridge HG3 1NZ

PROPOSAL:

Demolition of existing garage, utility and dayroom. Construction of side extensions, carport, loft conversion and formation of rear dormer and terrace.

APPLICANT:

Mr And Mrs J Prentice

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations Job Number: 2020:077 Dwg No. 002 Received
08.03.21

- 3 The external wall and roof material in the development hereby permitted shall match those used in the existing dwelling unless where explicitly stated within the application form and the approved drawings.

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.

CASE NUMBER:	21/00736/FUL	WARD:	Harrogate Pannal Ward
CASE OFFICER:	Janet Belton	DATE VALID:	23.02.2021
GRID REF:	E 430150	TARGET DATE:	20.04.2021
	N 451652	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.152.420.FUL

LOCATION:

38 Westminster Crescent Burn Bridge HG3 1LY

PROPOSAL:

Removal of existing conservatory and erection of single storey extension; formation of obscure glazed window opening to side elevation; pitched roof to replace existing flat roof; render finish to front elevation.

APPLICANT:

Ms Shields & Mr Barr

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.04.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict

accordance with the submitted details.

- 3 Except where stated otherwise on the planning application form and approved drawings the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

CASE NUMBER:	21/00526/FUL	WARD:	Harrogate St Georges
CASE OFFICER:	Tom Procter	DATE VALID:	03.02.2021
GRID REF:	E 430221 N 454033	TARGET DATE:	31.03.2021
		REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.11019.B.FUL

LOCATION:

55 Park Avenue South Harrogate North Yorkshire HG2 9BE

PROPOSAL:

Erection of two storey extension, porch and alterations to fenestration.

APPLICANT:

Mr & Mrs Y Ding

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the plans as listed below:

Location Plan - received 03 February 2021

Proposed Elevations Front and Rear, Dwg No Ding 03 REV C, received 03 February 2021

Proposed Plans and Elevations, Dwg No. Ding 02 Rev D - received 03 February 2021

- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
- 4 Prior to the occupation of the development hereby permitted, the first floor side bedroom window shall be fitted with a non-opening window that shall be obscured glazed to level 3 or higher of the Pilkington scale of privacy or equivalent in strict accordance with Drawing: Ding - 02 Rev D and Ding 03 Rev C received 03.02.21. The window shall thereafter be retained as such 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 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 To protect the privacy and amenities of the occupiers of neighbouring property.

CASE NUMBER:	21/00653/TPO	WARD:	Harrogate St Georges
CASE OFFICER:	Orla Zoe Downs	DATE VALID:	17.02.2021
GRID REF:	E 430157	TARGET DATE:	14.04.2021
	N 453034	REVISED TARGET:	
		DECISION DATE:	26.03.2021

APPLICATION NO: 6.79.10166.F.TPO

LOCATION:

106 Leadhall Lane Harrogate HG2 9PA

PROPOSAL:

Crown lift to clear the highway to 5.2m, and the footpath by 2.7m to 1no. Sycamore Tree under Tree Preservation Order 78/2017 (T1) and lateral reduction by 2.5m to 1no. Oak Tree under Tree Preservation Order 09/2004 (T3)

APPLICANT:

Mr Chris Forrest

APPROVED subject to the following conditions:-

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

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

Reasons for Conditions:-

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

CASE NUMBER:	21/00654/TPO	WARD:	Harrogate St Georges
CASE OFFICER:	Kate Exley	DATE VALID:	17.02.2021
GRID REF:	E 430315	TARGET DATE:	14.04.2021
	N 454333	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.1682.P.TPO

LOCATION:

17 Park Drive Harrogate HG2 9AY

PROPOSAL:

Beech (T1) crown lift to clear garage roof by 1.25m with Maximum pruning cuts 50mm.
Within Tree Preservation Order: 10/1991

APPLICANT:

Mr Chris Pilling

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

CASE NUMBER:	21/00720/FUL	WARD:	Harrogate Starbeck
CASE OFFICER:	Amy Benfold	DATE VALID:	22.02.2021
GRID REF:	E 433326	TARGET DATE:	19.04.2021
	N 456217	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.14544.FUL

LOCATION:

59 Forest Lane Harrogate HG2 7HB

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr & Mrs L Page-Connolly

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. 20/1236/01-revB.
Received 22.02.2021.

Reasons for Conditions:-

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

CASE NUMBER:	20/05201/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Josh Arthur	DATE VALID:	29.12.2020
GRID REF:	E 430844	TARGET DATE:	23.02.2021
	N 454284	REVISED TARGET:	24.03.2021
		DECISION DATE:	22.03.2021

APPLICATION NO: 6.79.5091.A.FUL

LOCATION:

6 Warwick Crescent Harrogate HG2 8JA

PROPOSAL:

Erection of single storey rear extension, alterations to fenestration, part demolition of existing garage structure and erection of detached outbuilding to rear, erection of single storey detached garage to side and erection of entrance gates and pillars to front boundary.

APPLICANT:

Mr + Mrs T Castleton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans & Elevations DWG No. CAS/PL/PR/01 Rev C
Proposed Plans & Elevations DWG No. CAS/PL/PR/02 Rev B.
Proposed Elevations DWG No. CAS/PL/PR/03 Rev B.
Proposed Plans DWG No. CAS/PL/PR/04 Rev B.
Proposed Plans & Elevations DWG No. CAS/PL/PR/05 Rev B.
Proposed Block Plan Received 17.03.2021
- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing dwelling.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 5 Prior to the first occupation of the development hereby permitted, glazed screens shall be erected, being obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent, in strict accordance with drawing number CAS/PL/PR/03 Rev

B. The screens shall thereafter be retained as such 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In the interests of protecting amenity.

CASE NUMBER:	21/00063/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Jeremy Constable	DATE VALID:	08.01.2021
GRID REF:	E 431013	TARGET DATE:	05.03.2021
	N 454229	REVISED TARGET:	19.03.2021
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.79.9854.C.FUL

LOCATION:

Milton House 36 Wheatlands Road East Harrogate HG2 8QS

PROPOSAL:

Demolition of existing detached garage. Erection of single storey rear and side extension, raised terrace, attached garage and second floor rear and side dormers.

APPLICANT:

Mr and Mrs Smitten

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: Drwg No.PL(00)001 (Received 08.01.2021)
Site Plan: Drwg No.PL(00)008 (Received 08.01.2021)
Ground Floor Plan: Drwg No.PL(00)009 (Received 08.01.2021)
Second Floor Plan: Drwg No.PL(00)010 Rev A (Received 05.03.2021)
Roof Plan: Drwg No.PL(00)011 (Received 08.01.2021)
Front and Side Elevations: Drwg No.PL(00)012 (Received 08.01.2021)
Rear and Side Elevations: Drwg No.PI(00)013 Rev A (Received 05.03.2021)

- 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 rear dormer windows in the second floor bedroom of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and non-opening up to 1.7m from floor level, and that level of obscure glazing and specification shall be retained throughout the life of the development.
- 5 A bat emergence or return survey must be undertaken during the main bat activity season (May to September inclusively) prior to the commencement of works to the roof. The results of the survey together with appropriate proposals for mitigation or enhancement must be submitted for the written approval of the local planning authority prior to the commencement of works to the roof or associated structures. Subsequent works must be undertaken in strict accordance with the agreed proposals.

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 residential amenity and privacy.
- 5 To ensure the protection of any bats

CASE NUMBER:	21/00478/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Jeremy Constable	DATE VALID:	08.02.2021
GRID REF:	E 430632	TARGET DATE:	05.04.2021
	N 454334	REVISED TARGET:	
		DECISION DATE:	26.03.2021

APPLICATION NO: 6.79.10718.A.FUL

LOCATION:
19 Alderson Road Harrogate HG2 8AS

PROPOSAL:
Formation of dormer window to side elevation.

APPLICANT:
Mr S. Duffy

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and submitted plans and drawings:
Location: (Received 08.02.2021)
Proposed Plans: Drwg Nos.1728/05 & 1728/06 (Received 08.02.2021)
Proposed Elevations: Drwg Nos.1728/07 & 1728/08 (Received 08.02.2021)

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:	21/00540/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Amy Benfold	DATE VALID:	10.02.2021
GRID REF:	E 431003	TARGET DATE:	07.04.2021
	N 454366	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.79.11746.D.FUL

LOCATION:
10 Belgrave Crescent Harrogate HG2 8HZ

PROPOSAL:
Garden room extension to rear and minor fenestration alterations to side of house.

APPLICANT:
Mr and Mrs Swarbrick

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Roof Plan - Drawing No. 2055.P02. Received 10.02.2021.

Proposed Plans and Elevations - Drawing No. 2055.P01. Received 10.02.2021.
Proposed Site Plan - Drawing No. 2055.L02. Received 10.02.2021.

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:	21/00655/TPO	WARD:	Harrogate Stray
CASE OFFICER:	Kate Exley	DATE VALID:	17.02.2021
GRID REF:	E 431873	TARGET DATE:	14.04.2021
	N 454520	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.12344.E.TPO

LOCATION:

45 Hookstone Drive Harrogate HG2 8PR

PROPOSAL:

Oak (T1) lateral reduction up to 3m within Tree Preservation Order: 02/1981

APPLICANT:

Isabel Conneely

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

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

CASE NUMBER:	21/00676/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Jeremy Constable	DATE VALID:	18.02.2021
GRID REF:	E 431887	TARGET DATE:	15.04.2021
	N 454804	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.79.2593.FUL

LOCATION:

13 Wayside Grove Harrogate HG2 8NR

PROPOSAL:

Erection of single storey extension.

APPLICANT:

Mr A Garnett

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 18.02.2021)
Site Plan: Drwg No.Garnett - 03 (Received 18.02.2021)
Proposed Plans and Elevations: Drwg No.Garnett - 02 (Received 18.02.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing dwelling.
- 4 Prior to the occupation of the development hereby permitted, the side window and door of the approved development shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing and specification 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.
 - 4 In the interests of residential amenity and privacy.

CASE NUMBER:	21/00799/FUL	WARD:	Harrogate Stray
CASE OFFICER:	Amy Benfold	DATE VALID:	26.02.2021
GRID REF:	E 430614	TARGET DATE:	23.04.2021
	N 454033	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.79.14161.C.FUL

LOCATION:

1 Waverley Crescent Harrogate HG2 8BA

PROPOSAL:

Proposed single storey front extension.

APPLICANT:

Ms Harn Jagpal

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Drawing No. M3322/04/101. Received 26.02.2021.
Proposed Ground Floor Plan - Drawing No. M3322/04/102. Received 26.02.2021.
Proposed First Floor Plan - Drawing No. M3322/04/103. Received 26.02.2021.
Proposed Side Elevation - Drawing No. M3322/04/201. Received 26.02.2021.
Proposed Front Elevation - Drawing No. M3322/04/202. Received 26.02.2021.
Proposed Side Elevation - Drawing No. M3322/04/203. Received 26.02.2021.
Proposed Section - Drawing No. M3322/04/301. Received 26.02.2021.

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 Environmental Health:

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.
- Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	21/00171/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	10.02.2021
GRID REF:	E 429764	TARGET DATE:	07.04.2021
	N 454574	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.79.9404.B.FUL

LOCATION:

20 Queens Road Harrogate HG2 0HB

PROPOSAL:

Installation of a single wooden sash window in front-facing basement wall.

APPLICANT:

Mr Jolyon Wadsworth

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Location plan; drawing number 1397/1, dated February 2021.
Site plan; drawing number 1397/2, dated February 2021.
Amended proposed elevations and floor plans, drawing number 1397/4, dated February 2021.
Proposed window details, drawing number 1397/5, dated February 2021
- 3 The window hereby permitted shall be white timber and no other colour shall be used without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	21/00506/FUL	WARD:	Harrogate Valley Gardens
CASE OFFICER:	Josh Arthur	DATE VALID:	09.02.2021
GRID REF:	E 429299	TARGET DATE:	06.04.2021
	N 454698	REVISED TARGET:	
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.79.3657.G.FUL

LOCATION:

116 Harlow Terrace Harrogate HG2 0PP

PROPOSAL:

Formation of 2no. lightwells to side elevation.

APPLICANT:

Mr W Smithson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Site Plan and Floor Plans As Proposed DWG No. A-13
Side Elevation As Existing and Proposed DWG No. A-13
Location Plan DWG A-10
- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00272/DISCON	WARD:	Killinghall & Hampsthwaite
CASE OFFICER:	Katie Lois	DATE VALID:	25.01.2021
GRID REF:	E 426153	TARGET DATE:	22.03.2021
	N 458129	REVISED TARGET:	
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.92.83.F.DISCON

LOCATION:
Cruet House Hollins Lane Hampsthwaite HG3 2HH

PROPOSAL:
Approval of details required under conditions 3 (materials) of planning permission 20/01040/REM - Reserved matters application for the erection of 5 no. residential dwellings (appearance, layout, scale, landscaping considered) under permission 20/00869/DVCON: Variation of conditions 4 (parameters plan), 7 (access), 20 (trees) of Planning Permission 16/05517/OUT - Outline planning application for the development of 5 no. residential dwellings with access considered.

APPLICANT:
Ridgefield Property Ltd

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	20/04280/FUL	WARD:	Knarborough Aspin & Calcutt
CASE OFFICER:	Jeremy Constable	DATE VALID:	11.12.2020
GRID REF:	E 435130	TARGET DATE:	05.02.2021
	N 455146	REVISED TARGET:	09.04.2021
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.100.1987.F.FUL

LOCATION:

Thistle Hill Stables Thistle Hill Knaresborough North Yorkshire HG5 8LS

PROPOSAL:

Erection of replacement day room/amenity building.

APPLICANT:

Mr Jason Imeson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 30.10.2020)
Site Plan: Drwg No.PBA1 Rev A (Received 29.03.2021)
Proposed Amenity Building Floor Plan & Elevations (Received 29.03.2021)
- 3 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 Verification 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 Verification Report in respect of those works has been approved in writing by the local planning authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 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:	21/00524/FUL	WARD:	Knarborough Aspin & Calcutt
CASE OFFICER:	Jeremy Constable	DATE VALID:	09.02.2021
GRID REF:	E 435339	TARGET DATE:	06.04.2021
	N 456124	REVISED TARGET:	
		DECISION DATE:	06.04.2021
APPLICATION NO:	6.100.1251.FUL		

LOCATION:
26 Aspin Oval Knarborough North Yorkshire HG5 8EL

PROPOSAL:
Erection of first floor extension.

APPLICANT:
Mr And Mrs Pickard

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 09.02.2021)
Site Plan: (Received 09.02.2021)
Proposed Plans and Elevations: Drwg No.A.O.(26)/02 Rev C (Received 01.04.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

N 456856

REVISED TARGET: 25.03.2021

DECISION DATE: 24.03.2021

APPLICATION NO: 6.100.2958.B.OUT

LOCATION:

Land North East Of Riverslea Knaresborough North Yorkshire

PROPOSAL:

Outline application for the erection of 4 dwellings with access considered.

APPLICANT:

Mr M Bedford

APPROVED subject to the following 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) appearance;
- (b) landscaping;
- (c) layout; and
- (d) 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 The development shall be carried out in complete accordance with the details shown on the submitted Flood Risk Assessment (prepared by Met Engineers - Report 11435-5078 (revision B) dated February 2016), as updated by the block plan Revision A, dated March 2016 (insofar as it relates to the 'Exclusion Zone' adjacent to Frog Mire Dyke), unless otherwise agreed in writing with the Local Planning Authority.

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

5 Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the local planning authority.

6 Where further intrusive investigation is recommended in the Preliminary Risk

Assessment approved pursuant to condition 5 groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.

- 7 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6 groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 8 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 7. 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.
- 9 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification 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 Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 10 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 Verification 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 Verification Report in respect of those works has been approved in writing by the local planning authority.

- 11 There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access extending 8 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the Standard Detail number E7 and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

INFORMATIVE

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.

- 12 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 buildings 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:

- a. vehicular, cycle, and pedestrian accesses
- b. vehicular and cycle parking
- c. vehicular turning arrangements
- d. manoeuvring arrangements
- e. loading and unloading arrangements

- 13 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and approved turning areas.

- a. have been constructed in accordance with the submitted drawing.
- b. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

- 14 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.

15 The reserved matter of appearance, layout and scale details (as may be appropriate) to be submitted in accordance with condition 1 above:-

a) shall provide for a development that reduces carbon dioxide emissions through the following sequence of priorities, as set out in the energy hierarchy:

- i. Energy reduction; then
- ii. Energy efficiency; then
- iii. Renewable energy; then
- iv. Low carbon energy; then
- v. Conventional energy.

b) shall incorporate passive design measures that reduce the need for artificial lighting and heating, cooling and ventilation system through siting, design, layout and building orientation.

c) should meet the relevant Nationally Described Space Standard.

16 The dwellings hereby approved shall either have access for Fibre to the Premises broadband infrastructure capable of Next Generation Access speeds, or a download connection of 30Mbps and provision for the delivery of Fibre to the Premises broadband at a future date.

17 The reserved matters application shall include the following:

- details of existing and proposed site levels for the site
- details of site levels for the dwellings immediately adjacent to the site
- finished floor levels of the proposed dwellings

Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 3 In the interests of satisfactory and sustainable drainage.
- 4 In the interest of satisfactory and sustainable drainage.
- 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 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 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 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.
- 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 a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 12 In the interests of highway safety.
- 13 To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 14 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 15 To achieve a sustainable design and to accord with national guidance.
- 16 To ensure appropriate broadband access is provided.
- 17 In the interests of residential and visual amenity.

CASE NUMBER: 21/00658/FUL
CASE OFFICER: Amy Benfold
GRID REF: E 435749
N 457132

WARD: Knaresborough Eastfield
DATE VALID: 17.02.2021
TARGET DATE: 14.04.2021
REVISED TARGET:
DECISION DATE: 24.03.2021

APPLICATION NO: 6.100.123.FUL

LOCATION:

83 Manor Drive Knaresborough HG5 0AU

PROPOSAL:

Remove existing garage. Single storey side extension and link.

APPLICANT:

Mr & Mrs Artindale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Existing and Proposed Plans and Elevations - Drawing No. 2108-01A. Received 15.03.2021.

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:	21/00758/AMENDS	WARD:	Knaresborough Eastfield
CASE OFFICER:	Andrew Thornton	DATE VALID:	24.02.2021
GRID REF:	E 436327	TARGET DATE:	24.03.2021
	N 456990	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.100.759.D.AMENDS

LOCATION:

8 Widdale Road Knaresborough HG5 0LP

PROPOSAL:

Non-material amendment for set back to first floor wall over the porch (front elevation); in turn dropping the new ridge height of the extension (making it subservient) of planning permission 20/03876/FUL - Erection of first floor side extension and single storey front porch.

APPLICANT:

Mr Graham Taylor

APPROVED

CASE NUMBER:	21/00466/FUL	WARD:	Knaresborough Scriven Park
CASE OFFICER:	Amy Benfold	DATE VALID:	15.02.2021
GRID REF:	E 435297	TARGET DATE:	12.04.2021
	N 458341	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.100.1217.A.FUL

LOCATION:

109 Boroughbridge Road Knaresborough HG5 0LZ

PROPOSAL:

Erection of an outbuilding to be used as home office.

APPLICANT:

Mr and Mrs Wilbraham

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Site Plan - Received 05.02.2021.
Proposed Floor Plan - Received 05.02.2021.
Proposed Elevations - Received 05.02.2021.

Reasons for Conditions:-

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

CASE NUMBER:	20/05038/FUL	WARD:	Marston Moor
CASE OFFICER:	Jeremy Constable	DATE VALID:	26.01.2021
GRID REF:	E 442740	TARGET DATE:	23.03.2021
	N 452502	REVISED TARGET:	
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.124.207.G.FUL

LOCATION:

Oak Tree House Oak Road Cowthorpe LS22 5EY

PROPOSAL:

Conversion of garage to form additional living accommodation.

APPLICANT:

Stephen Watson

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 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 The proposed garage conversion hereby approved shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Oak Tree House.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 The formation of an additional separate residential unit would not be acceptable.

CASE NUMBER:	20/05169/FUL	WARD:	Marston Moor
CASE OFFICER:	Jeremy Constable	DATE VALID:	28.01.2021

GRID REF: E 445899 **TARGET DATE:** 25.03.2021
N 452855 **REVISED TARGET:**
DECISION DATE: 24.03.2021

APPLICATION NO: 6.124.130.E.FUL

LOCATION:
Netherlands Fleet Lane Tockwith YO26 7QE

PROPOSAL:
Installation of sewage treatment plant to replace septic tank.

APPLICANT:
Miss Camilla Hay

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the application form and 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 applicant is advised that a Building Regulations application will be required for this proposal.

CASE NUMBER: 21/00210/FUL **WARD:** Marston Moor
CASE OFFICER: Andrew Thornton **DATE VALID:** 01.02.2021
GRID REF: E 447082 **TARGET DATE:** 29.03.2021
N 450323 **REVISED TARGET:**
DECISION DATE: 29.03.2021

APPLICATION NO: 6.142.159.FUL

LOCATION:
Bilton Cricket Club Cricket Ground York Road Bilton In Ainsty North Yorkshire

PROPOSAL:

Demolition of existing cricket pavilion and erection of a new cricket pavilion and storage shed.

APPLICANT:

Mr & Mrs Lloyd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 **LISTING OF APPROVED PLANS & DOCUMENTS** The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 0006 received 20/01/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 0004, received: 20/01/2021

Drawing: 0007, received: 20/01/2021

Document: CIL Form, received: 20/01/2021

Document: Bat Exemption statement, received: 01/02/2021

- 3 **DRAINAGE WORKS TO BE AGREED**
No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage. 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 for the disposal of surface water:
 - o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
 - o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
 - o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
 - o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the

- established rate whichever is the lesser for the connected impermeable area).
- o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
 - o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

**4 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
AGREEMENT OF MATERIALS**

No development/works shall be commenced above slab level, unless otherwise approved in writing by the Local Planning Authority, until details of the proposed materials to be used and their finish of the manufacturers of those materials have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

- 5 Specific restriction on development: Demolition of existing following completion of replacement**
Notwithstanding the approved plans following the completion of the pavilion the existing pavilion and associated buildings shall be removed and the land made good within six (6) months of completion of the hereby approved pavilion.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development is provided with satisfactory means of drainage.
- 4 To secure an orderly and well designed finish sympathetic to the character of the existing heritage asset(s) and in the interests of visual amenity and the character and appearance of the Conservation Area.
- 5 In the interests of visual amenity and the character and appearance of the area

CASE NUMBER:	21/00841/PNX	WARD:	Marston Moor
CASE OFFICER:	Amy Benfold	DATE VALID:	15.02.2021
GRID REF:	E 446238	TARGET DATE:	29.03.2021
	N 452518	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.124.533.B.PNX

LOCATION:

31 Fairfax Crescent Tockwith York North Yorkshire YO26 7QX

PROPOSAL:

Prior Notification for the erection of a single storey rear extension. The proposed extension would extend 4.5 metres beyond an original rear wall, have a height to the eaves of 2.4 metres and a height to the ridge of 3.9 metres.

APPLICANT:

Mr Louis Cavalier

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.

CASE NUMBER:	20/04702/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Emma Howson	DATE VALID:	15.12.2020
GRID REF:	E 421180	TARGET DATE:	09.02.2021
	N 472362	REVISED TARGET:	06.04.2021
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.29.102.B.FUL

LOCATION:

Hoggerstone Farm Belford Lane To Hogerston Hill Dallowgill HG4 3RQ

PROPOSAL:

Erection of a first floor rear extension and 'link' building to join the main house with now converted barn (as consented application 19/00628/FUL).

APPLICANT:

Mr Thomas Bromet

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby permitted shall be carried out strictly in accordance with

drawing numbers:

2000 Rev 1 Proposed Site Plan

2001 Rev 1 Proposed Roof Plan

2002 Rev 1 Proposed First Floor Plan

2003 Rev 1 Proposed Ground Floor Plan

2100 Rev 1 Proposed Site Elevation

2101 Rev 1 Proposed North and South Elevations

2102 Rev 1 Proposed East and West Elevations

2107 Rev 1 Proposed House Long Section

2108 Rev 1 Proposed House Short Section

received by the Local Planning Authority on 31 March 2021, and as amended by the conditions of this consent.

- 3 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing.
- 4 All new roofing materials shall match the existing
- 5 Works must be undertaken in strict accordance with the recommendations of section 9.2 of the Bat, Breeding Bird and Barn Owl Survey plus GCN risk assessment (MAB Environment & Ecology, June 2019), except where these may be superseded by the requirements of a European Protected Species Licence

Reasons for Conditions:-

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

CASE NUMBER:	21/00508/CLEUD	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Emma Howson	DATE VALID:	16.02.2021
GRID REF:	E 422892	TARGET DATE:	13.04.2021
	N 476520	REVISED TARGET:	
		DECISION DATE:	30.03.2021

APPLICATION NO: 6.18.194.CLEUD

LOCATION:

Walker Cottage Grewelthorpe Village Grewelthorpe HG4 3DD

PROPOSAL:

Application for a certificate of lawful development for the existing use of land as garden to Walker Cottage, Grewelthorpe

APPLICANT:

Mr & Mrs Christopher & Julie Knapp & Dyson Knapp

APPROVED

INFORMATIVES

- 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

CASE NUMBER:	21/00613/TPO	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Katie Lois	DATE VALID:	15.02.2021
GRID REF:	E 423472	TARGET DATE:	12.04.2021
	N 474270	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.24.76.D.TPO

LOCATION:

Coverdale Back Lane Kirkby Malzeard HG4 3SH

PROPOSAL:

Felling of 3 Ash trees of Tree Preservation Order 34/2015.

APPLICANT:

Mr Hamish Anderson

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 and in accordance with British Standards 3998 (2010) Works to Trees.

- 4 Replacement planting - 3 no. Sycamores. Trees to be 10-12 cm girth when measured at 1.5 metres from ground level 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(s) to be backfilled with topsoil clean of building contaminants.
 Tree to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.
 Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March within 1.5 metres of the felled trees. Confirmation to be sent to the LPA evidencing that the planning condition has been completed.
 All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
 If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and to safeguard the character of the area.
- 3 In the interests of good Arboricultural practice.
- 4 In the interests of good Arboricultural practice.

CASE NUMBER:	21/00677/FUL	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Josh Arthur	DATE VALID:	18.02.2021
GRID REF:	E 422126	TARGET DATE:	15.04.2021
	N 480716	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.3.355.FUL

LOCATION:
 45 The Oaks Masham HG4 4DT

PROPOSAL:

Erection of first floor side extension and single storey rear extension.

APPLICANT:

Mr And Mrs Jones

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans DWG No. B107-1-PLG1
Proposed Elevations DWG No. B107-1-PLG2
Proposed Block Site Plan DWG No. B107-1-PLG3
- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00952/PNA	WARD:	Masham & Kirkby Malzeard
CASE OFFICER:	Sarah Maguire	DATE VALID:	01.03.2021
GRID REF:	E 424611	TARGET DATE:	26.04.2021
	N 475854	REVISED TARGET:	
		DECISION DATE:	23.03.2021

APPLICATION NO: 6.18.108.H.PNA

LOCATION:

Tower Hill Farm Grewelthorpe North Yorkshire

PROPOSAL:

Erection of agricultural storage building.

APPLICANT:

Mr A Greensit

Prior approval not required

CASE NUMBER:	20/04370/DISCON	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	09.11.2020
GRID REF:	E 422149	TARGET DATE:	04.01.2021
	N 458690	REVISED TARGET:	29.03.2021
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.91.20.E.DISCON

LOCATION:

Water Tower Back Road High Birstwith HG3 2JH

PROPOSAL:

Approval of details required by Conditions 3 (Materials), 4 (Landscape) and 8 (Contamination) of planning permission 20/01048/DVCON

APPLICANT:

P STAINSBY

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 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.

CASE NUMBER:	21/00044/FUL	WARD:	Nidd Valley
CASE OFFICER:	Mark Williams	DATE VALID:	06.01.2021
GRID REF:	E 422891	TARGET DATE:	03.03.2021
	N 456631	REVISED TARGET:	25.03.2021
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.99.63.H.FUL

LOCATION:

Knabbs Ash Skipton Road Kettleasing Harrogate North Yorkshire HG3 2LT

PROPOSAL:

Conversion of barns, with demolition and replacement of infill buildings to form a single dwelling.

APPLICANT:

Jason Clay

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Groundworks shall not commence until a land contamination Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the local planning authority.
- 4 Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition No. 3 groundworks shall not commence until a land contamination remediation strategy has been submitted to and approved in writing by the local planning authority. The remediation strategy shall include a timetable for the implementation and completion of the approved remediation measures.
- 5 Land contamination remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition No.4. 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.

- 6 Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification 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 Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.
- 7 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 Verification 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 Verification Report in respect of those works has been approved in writing by the local planning authority.

- 8 The development hereby approved shall be carried out in accordance with the recommendations of the Bat & Nesting Bird Survey Report dated 9 July 2019 (Middleton Bell Ecology).
- 9 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.
- 10 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.

- 11 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.
- 12 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 other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 13 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.
- 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 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 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 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 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 ensure that the materials used conform to the amenity requirements of the

locality.

- 10 In the interests of visual amenity and in order to harmonise with the existing building.
- 11 In the interests of visual amenity and in order to harmonise with the existing building.
- 12 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 13 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 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

CASE NUMBER:	21/00127/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	18.01.2021
GRID REF:	E 419739	TARGET DATE:	15.03.2021
	N 463602	REVISED TARGET:	22.03.2021
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.66.27.FUL

LOCATION:

Itsajob Summerbridge Harrogate North Yorkshire HG3 4DN

PROPOSAL:

Erection of single storey rear extension.

APPLICANT:

Mr S Barrett

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Drawings - Sketch Scheme DWG No. 4832 Rev. A
Proposed Site Plan DWG No. 4832 Rev. A

- 3 Except where explicitly stated in the submitted application form, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing dwelling.
- 4 Prior to the first occupation of the development hereby permitted, the window in the west side elevation of the extension shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent, in strict accordance with Drawing Number No. 4832 Rev. B . The glazing shall thereafter be retained as such 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 In the interests of protecting amenity.

CASE NUMBER:	21/00129/FUL	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	27.01.2021
GRID REF:	E 422738	TARGET DATE:	24.03.2021
	N 458537	REVISED TARGET:	
		DECISION DATE:	22.03.2021

APPLICATION NO: 6.91.38.G.FUL

LOCATION:

Grasmere Farm High Lane High Birstwith Harrogate North Yorkshire HG3 2BF

PROPOSAL:

Demolition of existing garage and erection of replacement garage.

APPLICANT:

Mr T Blakeway

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Amended elevations, floor plans and site plan; reference 4109 rev B, dated 19/03/2021.
- 3 The stone to be used in the development hereby permitted shall be stone re-used from the demolition of the existing garage. Where additional stone is required to complete the development, this shall match the existing stone in type, size, colour, dressing and coursing.
- 4 Slate shall be used in the roof of the development hereby permitted and no other material shall be used without the prior written approval of the Local Planning Authority.
- 5 The garage in the development hereby approved shall remain incidental to the residential use of "Grasmere Farm". It shall not be sold, let or used separately or be occupied otherwise than by members of the family of the occupiers for the time being of "Grasmere Farm".

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 approved outbuilding is not used for unauthorised permanent residential occupation for which it is unsuited.

CASE NUMBER:	21/00131/FUL	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	20.01.2021
GRID REF:	E 419152	TARGET DATE:	17.03.2021
	N 460918	REVISED TARGET:	22.03.2021
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.65.254.A.FUL

LOCATION:
Oakroyd Dacre Harrogate North Yorkshire HG3 4AF

PROPOSAL:
Erections of stables, tack and store (amended details received 15th February 2021).

APPLICANT:

Mrs M Varley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Amended elevations, floor plans and site plan; reference 4837, dated 15/02/2021

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 Suitable and sufficient provision shall be made for the storage and disposal of manure and soiled bedding from the stables in such a manner so as not to cause a nuisance to local residents. This specifically excludes burning.

CASE NUMBER:	21/00319/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	08.02.2021
GRID REF:	E 421908	TARGET DATE:	05.04.2021
	N 461272	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.66.159.I.FUL

LOCATION:

Stripe Cottage Stripe Lane Hartwith Harrogate North Yorkshire HG3 3EY

PROPOSAL:

Alterations to existing garage roof and erection of carport.

APPLICANT:

Mr M Deacon

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 24.03.2024.

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

Proposed Drawings DWG No. 4843

- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in the existing garage.

Reasons for Conditions:-

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

CASE NUMBER:	21/00442/FUL	WARD:	Nidd Valley
CASE OFFICER:	Josh Arthur	DATE VALID:	03.02.2021
GRID REF:	E 422989	TARGET DATE:	31.03.2021
	N 459388	REVISED TARGET:	
		DECISION DATE:	30.03.2021

APPLICATION NO: 6.91.54.M.FUL

LOCATION:

Reynard Crag House Reynard Crag Lane High Birstwith HG3 2JQ

PROPOSAL:

Erection of single storey glazed rear extension and internal alterations.

APPLICANT:

Mr Michael Huber

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans DWG No. FEASI-BOW-ZZ-ZZ-DR-A-2001 Rev. P2
Proposed Elevations DWG No. FEASI-BOW-ZZ-ZZ-DR-A-3001 Rev. P2

Existing and Proposed Site Layout DWG No. P001 Rev.A

- 3 Except where explicitly stated in the submitted application form and drawings, the materials to be used in the construction of the external construction of the works hereby permitted shall match those used in 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

CASE NUMBER:	21/00743/FUL	WARD:	Nidd Valley
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	23.02.2021
GRID REF:	E 420613	TARGET DATE:	20.04.2021
	N 459824	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.90.238.H.FUL

LOCATION:

Graylings Station Road Darley Harrogate North Yorkshire HG3 2PW

PROPOSAL:

Erection of detached garage (revised scheme).

APPLICANT:

Mr P Marston

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
Proposed drawings garage; reference 4759, dated 25/05/2020.
- 3 The external stone and slate to be used externally in the garage hereby approved shall match the existing to the host dwelling.
- 4 The garage in the development hereby approved shall remain incidental to the residential use of "Graylings". It shall not be sold, let or used separately otherwise

than by members of the family of the occupiers for the time being of "Graylings".

- 5 Before any materials are brought onto the site or any development is commenced, the developer shall implement the agreed specification for root protection area (RPA) (as per English Tree Care drw AIA dated Dec 2020) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 6 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme are in place.
- 7 No development or other operations shall commence on site until a scheme, by a qualified structural engineer, for the foundation details and general building structure has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall ensure that tree roots are retained and the building protected against root activity related movement in the future. Thereafter, development shall take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.

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 order to ensure that the approved garage are not used for unauthorised permanent residential occupation for which it is unsuited.
- 5 In the health and amenity interests of nearby trees.
- 6 In the health and amenity interests of nearby trees.
- 7 In the health and amenity interests of nearby trees.

CASE NUMBER:	21/01076/AMENDS	WARD:	Nidd Valley
CASE OFFICER:	Emma Howson	DATE VALID:	30.03.2021
GRID REF:	E 419992	TARGET DATE:	27.04.2021
	N 459564	REVISED TARGET:	
		DECISION DATE:	08.04.2021

APPLICATION NO: 6.90.416.A.AMENDS

LOCATION:

Development Land West Of Walker Barn Main Street Darley North Yorkshire

PROPOSAL:

Application for a non-material amendment to allow the rewording of Condition 5 attached to planning permission 18/05085/REM as agreed with Highways Authority

APPLICANT:

Mr & Mrs J Cain

APPROVED

CASE NUMBER:	20/03805/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	10.11.2020
GRID REF:	E 441647	TARGET DATE:	05.01.2021
	N 463221	REVISED TARGET:	24.03.2021
		DECISION DATE:	01.04.2021

APPLICATION NO: 6.71.26.P.FUL

LOCATION:

Primrose Cottage Marton Cum Grafton Village Marton Cum Grafton YO51 9QJ

PROPOSAL:

Formation of new access and driveway, erection of single bay garage, and the stopping up of the existing access.

APPLICANT:

Mr James Cook

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.04.2024.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local

Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 01 Rev H received 11/03/21 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 05 Rev G, received: 11/03/21

Drawing: 06 Rev C, received: 10/11/21

Document: CIL Form, received: 01/10/2020

3 MHC-03 New and altered Private Access or Verge Crossing.

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements: The existing access must be removed, and reinstated with grass verge and the proposed wall erected as per drawing number 05 rev G received: 11/03/2021. The crossing of the highway verge must be constructed in accordance with the approved Standard Detail number E6 and the following requirements.

o Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with the approved details shown on drawing Standard Detail E6 and maintained thereafter to prevent such discharges.

o The final surfacing of any private access within 3 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reasons for Conditions:-

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

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

3 Reason for Condition

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

CASE NUMBER:

20/03962/DVCON

WARD:

Ouseburn

CASE OFFICER: Andrew Thornton
GRID REF: E 450622
N 457822

DATE VALID: 05.11.2020
TARGET DATE: 31.12.2020
REVISED TARGET: 25.03.2021
DECISION DATE: 24.03.2021

APPLICATION NO: 6.104.77.C.DVCON

LOCATION:

West Side Farm Nun Monkton Village Nun Monkton YO26 8EW

PROPOSAL:

APPLICATION FOR VARIATION OF CONDITION 2 OF PLANNING APPLICATION 17/03095/FUL TO ALLOW FOR CHANGES TO PLOT 3 INCLUDING INCREASED GARAGE LENGTH, RE-SITING OF GARAGE, RELOCATION OF REAR WING ON THE DWELLING AND CHANGES TO FENESTRATION DETAILS

APPLICANT:

Mr Bruce Williams

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of the original permission being varied, 17/03095/FUL.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Location plan with buildings to be demolished shown hatched Dwg No: 1044-1 Rev B

Dwg No: W 52 01 EG20 Rev A received: 05/11/2020

Dwg No: W 52 02 EG20 received: 13/10/2020

Dwg No: W 52 03 EG20 received: 05/11/2020

Dwg No: W 52 05 EG20 received: 05/11/2020

Dwg No: W 52 04 EG20 Rev A received: 05/11/2020

- 3 Before the first use of any materials in the external construction of the roof and walls of the barn conversions and new dwelling and garage, hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 The doors and window frames of the development hereby permitted shall be constructed in timber and set into reveals of 25mm and no other materials shall be used without the prior written consent of the Local Planning Authority.

- 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), in relation to both the barn conversions and new dwelling, no additional openings, 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.
- 6 The windows to the first floor south elevation of the new dwelling, serving the bathroom and bedroom 1, 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.
- 7 Works shall be undertaken strictly in accordance with the Great crested newt (GCN) Mitigation and Compensation Habitat Management Plan and Method Statement (MAB Ecology & Environment, April 2018, Section 5.2) except where these details may be modified by the requirements of any European Protected Species Licence
- 8 A bat emergence survey shall be undertaken during the main bat activity season (Mid-May to September inclusively) and the results shall inform any required mitigation strategy. A revised bat assessment shall be submitted for the written agreement of the local planning authority prior to the commencement of any works on barns one and two (Bat, Breeding Bird and Barn Owl Scoping Survey, MAB Environment and Ecology, Sept. 2017). Any required mitigation and enhancement measures shall be subsequently implemented according to timescales to be included within the agreed report.
- 9 Demolition or structural works to the buildings on site and any removal of woody vegetation shall be undertaken outside the main birds' nesting season (March-August inclusively) unless a pre-commencement check, undertaken within 48 hours of the start of works by a suitably experienced ecologist, demonstrates that no actively nesting birds would be disturbed by such works. Provision for the re-establishment of nest sites for swallows on site shall be confirmed in writing with the Local Planning Authority prior to the occupation of the new dwellings.
- 10 Private Access/Verge Crossings: Construction Requirements
Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
 - c. The existing access shall be improved and tied into the existing carriageway using Standard Detail E6.
- 11 PARKING FOR DWELLINGS
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.

12 PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY

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.

13 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.

14 SUSTAINABLE DRAINAGE SYSTEM - SUDS (Combined Systems)

The Applicant states that surface water is to be to a SUD system. The suitability of such a system should be to the satisfaction of the Local Authority. It should decrease the volume and rate of surface water discharge from the site into the adjacent watercourse. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

The use of "rain water butts" as the method of providing a sustainable system should be in conjunction with other sustainable methods, as their ability to store water is limited.

- 15 Prior to the first occupation of the barn conversions and new build dwelling hereby approved, the buildings shown to be demolished on Location plan Dwg No: 1044-1 Rev B, shall be taken down and removed from site and all livestock shall be permanently relocated off site, and thereafter there shall be no livestock housed on

site.

- 16 Prior to the occupation of the dwellings hereby approved, the infrastructure for electric vehicle charging points shall be installed to allow future installation of electric car charging points.
- 17 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 For the avoidance of doubt and to safeguard the control of the Local Planning Authority.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality
- 4 In the interests of visual amenity to protect the character and appearance of the barn conversions and new dwelling and the setting of the adjacent listed building and Conservation Area
- 5 In the interests of visual amenity to protect the character and appearance of the barn conversions and new dwelling and the setting of the adjacent listed building and Conservation Area.
- 6 In the interests of residential amenity
- 7 In the interests of the protection of protected species, in accordance with Core Strategy Policies EQ2 and SG4 of the Harrogate District Local Development Framework.
- 8 In the interests of the protection of protected species.
- 9 In the interests of the protection of protected species.
- 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 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.
- 12 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
 - 13 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.
 - 14 To decrease the volume and rate of surface water discharge from the site into an adjacent watercourse and so reduce the risk of flooding to property
 - 15 In the interest of residential amenity of future occupants
 - 16 In the interests of air quality
 - 17 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

CASE NUMBER:	20/04192/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	07.12.2020
GRID REF:	E 441581	TARGET DATE:	01.02.2021
	N 463219	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.71.207.D.FUL

LOCATION:

Land Comprising Field West Of Limebar Cottage Limebar Lane Marton Cum Grafton YO51 9QJ

PROPOSAL:

Erection of dwelling, relocation of access, formation of driveway and creation of domestic curtilage

APPLICANT:

Mr J Cook

REFUSED. Reason(s) for refusal:-

- 1 This prominent location and resultant loss of the open character has a harmful impact on the character of the site and wider area contrary to policies HP3 and GS3 of the adopted Harrogate Local Plan (2020) which require that new developments do not harm the character of the site or wider area. As a result the proposal does not accord with the NPPF and Policies GS3, NE4 and HP3 of the adopted Harrogate Local Plan (2020).
- 2 The location to the front of the site results in a harmful impact on the character of the conservation area due to the detrimental impact on the key views. As the proposal is for a single dwelling for the private market and there is already permissions granted for dwellings on the site which do not result in the same impact there is no public

benefit to outweigh the identified harm caused to the heritage asset. As a result the proposed development in contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that any harm caused by a development is outweighed by the public benefits and Policy HP2 of the Harrogate Local Plan (2020).

CASE NUMBER:	20/05057/FUL	WARD:	Ouseburn
CASE OFFICER:	Jeremy Constable	DATE VALID:	06.01.2021
GRID REF:	E 450465	TARGET DATE:	03.03.2021
	N 458083	REVISED TARGET:	09.04.2021
		DECISION DATE:	01.04.2021

APPLICATION NO: 6.104.50.E.FUL

LOCATION:

1 South View Pool Lane Nun Monkton York North Yorkshire YO26 8EL

PROPOSAL:

Demolition of single storey rear extension and erection of two storey rear extension and erection of single storey front porch.

APPLICANT:

Mr Nigel Shackleton

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans, drawings and documents:
 - Location Plan: (Received 10.12.2020)
 - Site Plan: Drwg No.404-01 (Received 10.12.2020)
 - Proposed Floor Plans: Drwg No.404-05 Rev B (Received 08.03.2021)
 - Proposed Elevations: Drwg No.404-04 Rev B (Received 08.03.2021)
 - Flood Risk Assessment: (Received 10.03.2021)
- 3 Except where explicitly stated otherwise within the proposed drawings 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 in the interests of proper planning.
- 3 In the interest of visual amenity.

INFORMATIVES

- 1 Adjacent Public Rights of Way - No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Highway or grass verges adjacent to the proposed development.

CASE NUMBER:	21/00256/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	26.01.2021
GRID REF:	E 450931	TARGET DATE:	23.03.2021
	N 456871	REVISED TARGET:	
		DECISION DATE:	23.03.2021

APPLICATION NO: 6.115.149.FUL

LOCATION:

Elderflower Barn Church Farm Church Lane Moor Monkton York North Yorkshire YO26 8JA

PROPOSAL:

Extension to the rear of the property to house hydrotherapy swim up pool.

APPLICANT:

Mr John Ross

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.03.2024.
- 2 **LISTING OF APPROVED PLANS & DOCUMENTS** The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing Location plan 1302 / 2 received 25/01/2021 only. This drawing is the red line plan that shall be referred to as

the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: proposed glass kitchen extension, received: 25/01/2021

Drawing: South elevation, received: 25/01/2021

Drawing: Proposed plans & elevations 13/02/2, received: 25/01/2021

Document: CIL Form, received: 25/01/2021

3 DRAINAGE WORKS TO BE AGREED

No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Ainsty (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and pool water.

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 for the disposal of surface water:

- o The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
- o If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
- o For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
- o Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
- o Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

CASE NUMBER: 21/00285/FUL
CASE OFFICER: Jeremy Constable

WARD: Ouseburn
DATE VALID: 08.02.2021

GRID REF: E 444474 **TARGET DATE:** 05.04.2021
N 460664 **REVISED TARGET:**
DECISION DATE: 29.03.2021

APPLICATION NO: 6.88.90.A.FUL

LOCATION:

The Sycamores 94 Main Street Little Ouseburn York North Yorkshire YO26 9TG

PROPOSAL:

Application of render to all external brickwork.

APPLICANT:

Mr Andy Barnsdale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.03.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: (Received 22.01.2021)
Proposed Elevations: Drwg No.CW/1449/10/20 sheet 3 (Received 22.01.2021)

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: 21/00293/FUL **WARD:** Ouseburn
CASE OFFICER: Andrew Thornton **DATE VALID:** 03.02.2021
GRID REF: E 444955 **TARGET DATE:** 31.03.2021
N 461683 **REVISED TARGET:** 07.04.2021
DECISION DATE: 07.04.2021

APPLICATION NO: 6.80.88.G.FUL

LOCATION:

Rosecroft Main Street Great Ouseburn York North Yorkshire YO26 9RG

PROPOSAL:

Change of use from 1 No. holiday let to a single residential dwelling.

APPLICANT:

Johnson Mowat Planning Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing LPA / GO / RB / 21 received 26/01/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: 14/510/SP01 Rev A, received: 03/02/2021

Document: PLANNING, DESIGN AND ACCESS STATEMENT, received: 26/01/2021

Document: CIL Form, received: 26/01/2021

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: 21/00499/TPO
CASE OFFICER: Orla Zoe Downs
GRID REF: E 446190
N 456580

WARD: Ouseburn
DATE VALID: 08.02.2021
TARGET DATE: 05.04.2021
REVISED TARGET:
DECISION DATE: 22.03.2021

APPLICATION NO: 6.103.38.F.TPO

LOCATION:

Laurel House York Road Green Hammerton YO26 8BN

PROPOSAL:

Crown lift to 4m to 2no. Silver Birch Trees under Tree Preservation Order 29/2007

APPLICANT:

Mr and Mrs Bailes

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

CASE NUMBER:	21/00510/FUL	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	09.02.2021
GRID REF:	E 447755	TARGET DATE:	06.04.2021
	N 460066	REVISED TARGET:	
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.97.53.F.FUL

LOCATION:

The Cabin Thorpe Underwood York North Yorkshire YO26 9ST

PROPOSAL:

Erection of ancillary building for Home Gym and provide a permanent pump room for water supply borehole

APPLICANT:

Mrs Margaret McCaffrey

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
- 2 LISTING OF APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing 2392MM/21 received 09/02/2021 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

Drawing: A 107, received: 09/02/2021

Drawing: HG 107, received: 09/02/2021

Document: CIL Form, received: 09/02/2021

Document: Proposed Home Gym & Replacement Pump Room The Cabin, Thorpe Underwood. Supplementary Note on attached Flood Risk Assessment, received: 09/02/2021

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: 21/00564/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 444518
N 460630

WARD: Ouseburn
DATE VALID: 11.02.2021
TARGET DATE: 08.04.2021
REVISED TARGET:
DECISION DATE: 07.04.2021

APPLICATION NO: 6.88.23.D.FUL

LOCATION:

Typsey Cottage Main Street Little Ouseburn YO26 9TD

PROPOSAL:

Erection of single storey garage extension.

APPLICANT:

Mr P Melling

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
Location Plan: Drwg No.1394/1 (Received 11.02.2021)
Site Plan: Drwg No.1394/4 (Received 11.02.2021)
Proposed Plans and Elevations: Drwg No.1394/3 (Received 11.02.2021)
- 3 Except where explicitly stated otherwise within the application form and the approved drawings, the external materials of the development hereby approved shall match those of the existing building.

Reasons for Conditions:-

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

CASE NUMBER:	21/00773/PNA	WARD:	Ouseburn
CASE OFFICER:	Andrew Thornton	DATE VALID:	25.02.2021
GRID REF:	E 444164	TARGET DATE:	22.04.2021
	N 463823	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.72.66.B.PNA

LOCATION:

Summerfields Howe Field Road Upper Dunsforth YO26 9RX

PROPOSAL:

Portal frame building.

APPLICANT:

Mr Richard Robinson

Prior approval not required

CASE NUMBER:	20/04987/CLOPUD	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Katie Lois	DATE VALID:	12.01.2021
GRID REF:	E 415623	TARGET DATE:	09.03.2021
	N 465725	REVISED TARGET:	
		DECISION DATE:	07.04.2021
APPLICATION NO:	6.49.749.CLOPUD		

LOCATION:

19 Millfield Street Pateley Bridge HG3 5AX

PROPOSAL:

Single storey rear extension, internal refurbishment, addition of a Velux window

APPLICANT:

Mr Newbould

1 APPROVED

- 1 The proposed single storey rear extension, internal refurbishment and addition of a Velux window, as shown on drawings 2064.D02 REV C and 2064.LP2, complies with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended in 2020).

Reasons for Conditions:-

enacting that Order with or without modification), no further windows shall be inserted in the extension hereby permitted, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity. The host dwelling is located in Pateley Bridge Conservation Area and is listed as a building of local interest in the Conservation Area Appraisal.
- 4 In the interests of visual amenity. The host dwelling is located in Pateley Bridge Conservation Area and is listed as a building of local interest in the Conservation Area Appraisal.
- 5 In the interests of visual amenity and to assimilate with the existing fenestration.
- 6 In the interests of visual amenity and residential amenity.

CASE NUMBER:	21/00360/PROW	WARD:	Pateley Bridge & Nidderdale Moors
CASE OFFICER:	Katie Lois	DATE VALID:	28.01.2021
GRID REF:	E 410065	TARGET DATE:	25.03.2021
	N 475919	REVISED TARGET:	
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.16.50.F.PROW

LOCATION:

Limley Farm Lofthouse Harrogate North Yorkshire HG3 5SN

PROPOSAL:

Diversion of 70m of footpath 15.126/12/1 in Lofthouse.

APPLICANT:

Messrs J A S & S A Church

1 APPROVED and the Head of Legal and Democratic Services be authorised to make an appropriate Order pursuant to S 257 of the Town and Country Planning Act 1990:

- 1 An appropriate Order be made under Section 257 of the Town and Country Planning Act 1990 for the diversion of 70m of definitive footpath 15.126/12/1.

CASE NUMBER:	20/05015/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Sarah Maguire	DATE VALID:	26.01.2021
GRID REF:	E 430784	TARGET DATE:	23.03.2021
	N 470386	REVISED TARGET:	
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.31.2891.FUL

LOCATION:

10 Whitcliffe Crescent Ripon HG4 2JP

PROPOSAL:

Retrospective application for the erection of 1no. single storey rear extension

APPLICANT:

Mrs Amanda de Winter

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 19.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Elevations (correct) - Drawing No. R2

DWG Proposed Details: Ground Floor Plan - Drawing No. R1

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 Please note that the site lies within an area where there is history of subsidence due

to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

- 2 This site is within 250m of a landfill site. For such a development, a site specific investigation is not necessary, but I would recommend that certain precautions are taken with the construction; namely:
- o A concrete floor.
 - o Gas proof membrane beneath the floor.
 - o Sealing/protection of any services to the building.
 - o Adequate ventilation.
 - o Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	21/00160/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Sarah Maguire	DATE VALID:	10.02.2021
GRID REF:	E 430677	TARGET DATE:	07.04.2021
	N 469469	REVISED TARGET:	
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.31.932.B.FUL

LOCATION:

34 Southfield Avenue Ripon HG4 2NR

PROPOSAL:

Erection of 1no. first floor extension to the rear of the property

APPLICANT:

MR WAYNE DALTON

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Plans and Elevations - Drawing No: DAL/02

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 i) There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - please see the attached plan.

ii) If the proposed development will physically affect a Public Right of Way permanently in any way an application to the Local Planning Authority for a Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990.

iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority for a Temporary Closure Order is required

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

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

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

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

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

CASE NUMBER:	21/00232/FUL	WARD:	Ripon Moorside
CASE OFFICER:	Natalie Ramadhin	DATE VALID:	01.02.2021
GRID REF:	E 430904	TARGET DATE:	29.03.2021
	N 470409	REVISED TARGET:	
		DECISION DATE:	26.03.2021
APPLICATION NO:	6.31.1135.P.FUL		

LOCATION:

40 Harrogate Road Ripon HG4 1SU

PROPOSAL:

The retention and alteration of an existing building to create 3no. separate buildings and the erection of an extension to link one of those buildings to the main dwellinghouse.

APPLICANT:

Mr David Spackman

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.03.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed elevations, floor plans and site plan; drawing no. 1.15, job no. 868, dated Apr/17, rev B, received and uploaded to the public file on the 21st January 2021.
- 3 The external wall and roof materials in the development hereby permitted shall match the wall and roof materials used in the existing dwelling (40 Harrogate Road).
- 4 The windows and doors in the development hereby permitted shall match the fenestration used in the existing dwelling (40 Harrogate Road) in terms of material and colour.
- 5 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 40 Harrogate Road.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2020) (or any order revoking and re-enacting that Order with or without modification), no extensions under class A other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the Local Planning Authority.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2020), or any subsequent Order, the garage hereby permitted shall not be converted into a habitable room(s) without the grant of a 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 in the interests of proper planning.

- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 The formation of a separate residential use would not be acceptable.
- 6 The development of this dwelling further would require additional consideration by the Local Planning Authority to ensure any future extensions at this dwelling are of suitable scale, appearance and design in the interests of both the host dwelling and the street scene.
- 7 To ensure the use remains as approved, as any alterations to the garage in the future would require further consideration by the Local Planning Authority in terms of the use, design and visual impacts, in the interests of both the host dwelling and street scene.

INFORMATIVES

- 1 This site is within 250m of a landfill site. A site specific investigation is not necessary, but the Environmental Health Officer would recommend that certain precautions are taken with the construction; namely:
 - o A concrete floor.
 - o Gas proof membrane beneath the floor.
 - o Sealing/protection of any services to the building.
 - o Adequate ventilation.
 - o Verification of the works undertaken on completion by a suitably competent person.
- 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:	20/02756/DVCMAJ	WARD:	Ripon Ure Bank
CASE OFFICER:	Mike Parkes	DATE VALID:	24.07.2020
GRID REF:	E 431921	TARGET DATE:	23.10.2020
	N 470987	REVISED TARGET:	01.04.2021
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.31.2327.D.DVCMAJ

LOCATION:

Site Of 15 To 22 Low Mill Estate Ripon HG4 1NP

PROPOSAL:

Variation of conditions 3, 6, 7, 9, 14, 15, 17 & 18 and deletion of conditions 4, 5, 8 & 10 to 13 of Planning Permission 18/05055/FULMAJ to allow for altered house types and layout, deletion and variation of matters now superseded by the on-going development and unadopted highway, and consideration of details of the verification of land contamination mitigation, electric vehicle charging points, drainage arrangements and ecological

enhancement. *Planning Permission 18/05055/FULMAJ permitted the demolition of 8 no. dwellings; erection of 10 no. dwellings; formation of access road, associated landscaping and hardstanding.*

APPLICANT:

Ailsa 3 Ventures

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.09.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the terms of the Energytest Ltd Energy Statement dated 25/03/21, the approved drawings listed below and the conditions of this consent:

Swift box location plan received 15 March 2021

Studio map drawings

2017 87 52 C20 Proposed GA Site Layout Plan
2017 87 60 C10 GA Ground Floor Plans – Plots 1-2—3-4
2017 87 61 C9 GA First Floor Plans & Roof Plan – Plots 1-2—3-4
2017 87 63 C9 GA Ground Floor Plans – Plots 5-6-7
2017 87 64 C7 GA First Floor Plans & Roof Plan – Plots 5-6-7
2017 87 66 C10 GA Ground Floor Plans – Plot 8
2017 87 67 C11 GA First Floor Plans & Roof Plan - Plot 8
2017 87 68 C9 GA Ground Floor Plans – Plots 9-10
2017 87 69 C5 GA First Floor Plans – Plots 9-10
2017 87 80 C8 GA Elevations – Plots 1-2-3-4
2017 87 81 C6 GA Elevations – Plots 5-6-7
2017 87 82 C7 GA Elevations – Plots 8
2017 87 83 C7 GA Elevations – Plots 9-10
2017 87 84 C4 GA Elevations – Plots 9-10

Adept Civil and Structural Engineers drawing

00.19147-ACE-00-XX-DR-C-0000-P1 Drainage Asset Maintenance Plan
00.19147-ACE-00-XX-DR-C-0161-P3 Drainage Layout
00.19147-ACE-00-XX-DR-C-0162-P2 Exceedance Routing Plan
00.19147-ACE-00-XX-DR-C-0163-P3 S185 Sewer Diversion
00.19147-ACE-00-XX-DR-C-0166-P1 Manhole Details

Hydro international drawing

61mm S-Type Vortex Flow Control

Graf UK

Standard Detail.Maxx P1 Attenuation tank using Graf Ecoblox Maxx
Standard Detail.Maxx P2 Attenuation tank using Graf Ecoblox Maxx

- 3 No part of the development shall be brought into use until the development flow restriction works shown on the Adept Civil and Structural Engineers Drainage Layout

drawing 00.19147-ACE-00-XX-DR-C-0163-P3 have been completed and;
a) the maintenance and management scheme for the on-site water storage facility shall be implemented in strict accordance with the details as described in that approved drawing, and
b) be maintained throughout the lifetime of the development.

4 Deleted.

5 Deleted.

6 The piped discharge of surface water from the development shall not take place prior to the completion of the surface water drainage work. All surface water drainage works shall accord with the details set out in the ARP Associates Flood Risk Assessment (Ref. 1763/01r1). Any discharge to a public sewer shall be restricted to a maximum rate of 2.24 litres per second.

7 No part of the development shall be brought into use until the drainage works shown on the Adept Civil and Structural Engineers Drainage Layout drawing 00.19147-ACE-00-XX-DR-C-0163-P3 have been completed.

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 in accordance with the requirement of section A below, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section B below, 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 below.

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.

- 9 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 Deleted.
- 11 Deleted.
- 12 Deleted.
- 13 Deleted.
- 14 All ecological enhancement works will be carried out in accordance with the Ecological Design Statement (Brooks Ecological Report Ref. R-5826-01A) dated 20 January 2021 as modified by the swift box location drawing received on 15 March 2021. The dwellings shall not be occupied until these approved details have been implemented.

- 15 Mode 3 (16/32 amp) charging points for the charging of electric vehicles and other ultra-low emission vehicles will be constructed in accordance with details shown on the Proposed GA Site Layout Plan (Ref 2017-87-52 C20). 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 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
LAeq (16 hr)07:00-23:00 - Living Room 35dB and Gardens 55 dB
LAeq (8 hr)23:00 – 07:00 - Bedrooms 30 dB
LA10 (15 min) 23:00 - 07:00 - Bedrooms 45 dB
LAmax 23:00 – 07:00 - Bedrooms 55dB
Any noise mitigation works shall be retained for the life of the development unless agreed in writing with the planning authority.
- 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 first occupation of the approved residential use the parking area, surface materials, delineation of parking spaces, location of Electric Charging Points, and other detailed measures such as trapped gullies for pollution control and boundary treatments will be constructed in accordance with details shown on the Proposed GA Site Layout Plan (Ref 2017-87-52 C20) and retained free from obstruction for the life of the development.
- 19 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.
- 20 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 21 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.
- 22 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.

- 23 The development shall commence in strict accordance with the recommendations contained in the ARP report (Ref ADL/01/MCBmjs) dated 2 July 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 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.
- 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.
- 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.
- 9 In order to allow sufficient access for maintenance and repair work at all times.
- 14 To secure biodiversity improvements in association with development.
- 15 In the interests of sustainable development.
- 16 To protect the amenities of future residents of the site.
- 17 In the interests of visual amenity.
- 18 In the interest of visual and environmental amenity in view of the proximity to the listed bridge, conservation area and River Skell.
- 19 In order to protect the residential amenities of the surrounding area and future occupants.
- 20 In the interest of satisfactory and sustainable drainage.
- 21 To avoid disturbance to nesting birds during the course of works.
- 22 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.
- 23 To ensure appropriate mitigation of local ground conditions.

INFORMATIVES

- 1 Yorkshire Water Services Limited advise that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If it is wished 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), their Developer Services Team should be contacted (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in

accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

CASE NUMBER:	20/04872/FUL	WARD:	Ripon Ure Bank
CASE OFFICER:	Sarah Maguire	DATE VALID:	26.01.2021
GRID REF:	E 431776	TARGET DATE:	23.03.2021
	N 471202	REVISED TARGET:	
		DECISION DATE:	19.03.2021

APPLICATION NO: 6.31.2907.FUL

LOCATION:

Annexe 44 Ailcey Road Ripon HG4 1LW

PROPOSAL:

Retrospective application for the erection of 1no. single storey white UPVC Conservatory.

APPLICANT:

Mr Garry Donohue

APPROVED

INFORMATIVES

- 1 Please note that the site lies within an area where there is history of subsidence due to the dissolution of gypsum in the Ripon area. Accordingly the Local Planning Authority advises you to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of any development.

CASE NUMBER:	20/02819/PBR	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Arthama Lakhanpall	DATE VALID:	22.07.2020
GRID REF:	E 433418	TARGET DATE:	16.09.2020
	N 447782	REVISED TARGET:	26.03.2021
		DECISION DATE:	23.03.2021

APPLICATION NO: 6.148.66.F.PBR

LOCATION:

Barrowby Grange Barrowby Harrogate North Yorkshire HG3 1HU

PROPOSAL:

Prior notification for conversion of agricultural building (Use Class Sui Generis) to 1 dwelling (Use Class C3).

APPLICANT:

M Verity

APPROVED subject to the following conditions:-

- 1 The development shall be completed within three years of the date of the prior notification application.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Location Plan - submitted 22 March 2021
Boundary treatment (photograph) - submitted 22 March 2021
2470-3 Proposed Floor Plan - submitted 22 July 2020
2470-4 Proposed Elevations - submitted 22 July 2020
- 3 No dwelling must be occupied until the related parking facilities have been surfaced in bound material, and constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 4 Prior to the first occupation of the dwellings hereby permitted, an electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall contain details of the number and location of all electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp). Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter.
- 5 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 comply with the requirements of Town and Country Planning General Permitted Development Order 1995 Schedule 2, Part 3 Class Q (as amended from 6 April 2014).
- 2 In order to ensure compliance with the approved drawings.
- 3 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.
- 4 In the interests of air quality and pollution.
- 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.

INFORMATIVES

- 1 The applicant / developer is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2012 and the current Building Control Regulations with regards to contaminated land. If any unforeseen contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. Furthermore, any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping should be tested for contamination and suitability for use prior to importation to site. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.
- 2 As permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class Q, the dwelling will not benefit from permitted development rights under Schedule 2, Part 1 of the General Permitted Development Order 2015 (as amended).

CASE NUMBER:	21/00245/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Janet Belton	DATE VALID:	08.02.2021
GRID REF:	E 436154 N 451205	TARGET DATE:	05.04.2021
		REVISED TARGET:	
		DECISION DATE:	23.03.2021
APPLICATION NO:	6.122.336.FUL		

LOCATION:

Castle Cottage 42 Castle Street Spofforth HG3 1AP

PROPOSAL:

Erection of two storey extension and alterations to fenestration; Raising roof height and conversion of attached outbuilding to provide additional living accommodation; Alterations and conversion of detached outbuildings to provide store and home office.

APPLICANT:

Mr & Mrs Muffitt

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.3.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details and the following approved drawings:
Proposed Floor Plans and Elevations 42CS-02B
Outbuilding Existing and Proposed Floor Plans and Elevations 42CS-03A.
- 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 rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 5 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.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 In order to ensure that the development is in character with the traditional buildings in the locality.

CASE NUMBER: 21/00361/FUL

WARD:

Spofforth With Lower
Wharfedale

CASE OFFICER: Tom Procter
GRID REF: E 430871
N 447307

DATE VALID: 15.02.2021
TARGET DATE: 12.04.2021
REVISED TARGET:
DECISION DATE: 07.04.2021

APPLICATION NO: 6.141.200.FUL

LOCATION:

The Bungalow Moor End Farm Dunkeswick LS17 9LW

PROPOSAL:

Demolition of existing utility room, alterations to roof, including the installation of dormer roof windows and conversion of loft and alterations to fenestration

APPLICANT:

Mr Karl Copley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with details in the application form and the following drawings received 24 March 2021:

Existing and Proposed Plans and Elevations Dwg Ref: 4836

Land Registry Title Plan, Plan Ref: SE3047 Received 31 March 2021
- 3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER: 21/00372/FUL

WARD: Spofforth With Lower Wharfedale

CASE OFFICER: Janet Belton
GRID REF: E 432703
N 451751

DATE VALID: 12.02.2021
TARGET DATE: 09.04.2021
REVISED TARGET:

DECISION DATE: 31.03.2021

APPLICATION NO: 6.121.245.A.FUL

LOCATION:

Tree Cottage Haggs Road Spofforth HG3 1DW

PROPOSAL:

Removal of timber shed and erection of open fronted timber field/ storage shelter.

APPLICANT:

Miss Joanne Johnson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 There shall be no external lighting of the storage building hereby permitted without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER:	21/00440/DISCON	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Chloe Leatham	DATE VALID:	03.02.2021
GRID REF:	E 438623	TARGET DATE:	31.03.2021
	N 453350	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.123.54.C.DISCON

LOCATION:

West View Knaresborough Road Little Ribston LS22 4ET

PROPOSAL:

Approval of details required under condition 3 (external roof and wall materials), condition

4 (EVC), condition 5 (discharge surface water), condition 6 (discharge surface water), and condition 7 (landscaping) of application 20/01252/FUL - Erection of detached dwelling and associated parking.

APPLICANT:

Arrowfield Developments Ltd

CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 Adequate provision for any additional surface water created by the development shall be accommodated within the constraints of the site. 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:	21/00473/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Janet Belton	DATE VALID:	12.02.2021
GRID REF:	E 436496	TARGET DATE:	09.04.2021
	N 450833	REVISED TARGET:	
		DECISION DATE:	22.03.2021
APPLICATION NO:	6.122.360.A.FUL		

LOCATION:

Applegarth House High Street Spofforth HG3 1BQ

PROPOSAL:

Erection of single storey extension and removal of existing conservatory.

APPLICANT:

Mr And Mrs Stoyale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22.03.2024.
- 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 This site is within 250m of a landfill site. In accordance with practice notes for such a development, a site specific investigation is not necessary, but it is recommended that certain precautions are taken with the construction; namely:
 - o A concrete floor.
 - o Gas proof membrane beneath the floor.
 - o Sealing/protection of any services to the building.
 - o Adequate ventilation.
 - o Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	21/00495/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Janet Belton	DATE VALID:	15.02.2021
GRID REF:	E 442382	TARGET DATE:	12.04.2021
	N 450454	REVISED TARGET:	
		DECISION DATE:	01.04.2021

APPLICATION NO: 6.136.152.F.FUL

LOCATION:

Gardeners Cottage Ingmanthorpe Hall Wetherby North Yorkshire LS22 5EF

PROPOSAL:

Erection of part two storey and part single storey extension.

APPLICANT:

Morgan Kent

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.04.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

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

Reasons for Conditions:-

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

CASE NUMBER:	21/00530/CLOPUD	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Chloe Leatham	DATE VALID:	02.02.2021
GRID REF:	E 428992	TARGET DATE:	30.03.2021
	N 446959	REVISED TARGET:	
		DECISION DATE:	24.03.2021
APPLICATION NO:	6.141.116.K.CLOPUD		

LOCATION:

Weeton Bridge House Weeton Lane Weeton Leeds North Yorkshire LS17 0AY

PROPOSAL:

Erection of a detached building with Pool

APPLICANT:

Mr James Harrison

APPROVED

- 1 The proposed detached building with pool as shown on project reference_4811 dated January 2021 complies with Schedule 2, part 1, Class E of the General Permitted Development Order 2015 (as amended).
-

- Verification of the works undertaken on completion by a suitably competent person.

CASE NUMBER:	21/00628/FUL	WARD:	Spofforth With Lower Wharfedale
CASE OFFICER:	Janet Belton	DATE VALID:	16.02.2021
GRID REF:	E 439387	TARGET DATE:	13.04.2021
	N 450837	REVISED TARGET:	
		DECISION DATE:	06.04.2021
APPLICATION NO:	6.135.4.X.FUL		

LOCATION:

Woodlands Farm Knaresborough Road North Deighton LS22 4EJ

PROPOSAL:

Change of Use from Agricultural to B2/B8 (general industrial/storage and distribution).

APPLICANT:

Alton

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 There shall be no vehicle movements or deliveries to or from the site outside the specified hours of Monday to Friday 07.30-18.00, and Saturday 07.30-13.00 and there shall be no working on Sundays and Bank Holidays.
- 4 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 In order to ensure compliance with the approved drawings.
- 3 To ensure consistency across the site and in the interests of amenity.
- 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 the NPPF and the Harrogate District Local Plan 2014-2035.

CASE NUMBER:	20/00116/FUL	WARD:	Washburn
CASE OFFICER:	Linda Drake	DATE VALID:	23.01.2020
GRID REF:	E 418896	TARGET DATE:	19.03.2020
	N 447418	REVISED TARGET:	25.03.2021
		DECISION DATE:	23.03.2021

APPLICATION NO: 6.140.64.D.FUL

LOCATION:

Wood Hill Farm Wood Hill Lane Clifton North Yorkshire

PROPOSAL:

Renewal of temporary consent for the siting of existing agricultural workers caravan.

APPLICANT:

Mr & Mrs Myles Nicholson

APPROVED subject to the following conditions:-

- 1 The permission for residential use of the land facilitated by the stationing of a caravan hereby permitted shall be for a limited period being the period of 3 years from the date of this decision. The use hereby permitted shall be discontinued and the land restored to its former condition on or before the expiry of three years from the date of this decision, in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.
- 2 There shall be no more than one caravan (as defined by the Caravan Sites and Control of Development Act 1960 as amended and the Caravan Sites Act 1968 as

amended) stationed at any time on the land. The caravan and timber porch hereby permitted shall be occupied together as a single unit of accommodation.

- 3 The occupation of the caravan hereby permitted shall be limited to a person or persons solely or mainly, or last working in agriculture (as defined in section 336 of the Town and Country Planning Act 1990 (as amended) in the locality plus their spouse and any other dependent family.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interests of visual amenity and to protect the Nidderdale AONB and Green Belt.
- 3 The development would be unacceptable unless justified by the local needs of agriculture or forestry.

CASE NUMBER:	21/00252/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	22.01.2021
GRID REF:	E 426726	TARGET DATE:	19.03.2021
	N 447890	REVISED TARGET:	05.04.2021
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.147.307.A.FUL

LOCATION:

Whingarth Merrybank Lane Huby LS17 0EN

PROPOSAL:

Erection of an orangery and erection of a new attached garage.

APPLICANT:

Mr Richard Craker

REFUSED. Reason(s) for refusal:-

- 1 The proposal represents a disproportionate addition to the 'original building'. The extent of development proposed would cumulatively represent a significant and disproportionate enlargement of the 'original building'. The proposal therefore constitutes inappropriate development which is, by definition, harmful to the Green Belt and there are no very special circumstances that would outweigh the harm to the Green Belt. The proposal would therefore be contrary to the provisions of Local Plan Policy GS4 and there are no other material considerations in this instance that

warrant setting aside local planning policies.

CASE NUMBER:	21/00512/TPO	WARD:	Washburn
CASE OFFICER:	Chloe Leatham	DATE VALID:	09.02.2021
GRID REF:	E 427756	TARGET DATE:	06.04.2021
	N 453408	REVISED TARGET:	
		DECISION DATE:	06.04.2021

APPLICATION NO: 6.120.7.AB.TPO

LOCATION:

Bluecoat Wood Nurseries Otley Road Harrogate North Yorkshire HG3 1QL

PROPOSAL:

Various works to various species. Within Tree Preservation Orders: 32/1996 and 08/2012

APPLICANT:

The Environment Partnership

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

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

CASE NUMBER:	21/00515/CLEUD	WARD:	Washburn
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CASE OFFICER: Tom Procter
GRID REF: E 421282
N 448241

DATE VALID: 09.02.2021
TARGET DATE: 06.04.2021
REVISED TARGET:
DECISION DATE: 06.04.2021

APPLICATION NO: 6.144.6.G.CLEUD

LOCATION:

Yew Tree Farm Farnley Lane Farnley LS21 2QH

PROPOSAL:

Certificate of lawfulness application for the installation of hardstanding and change of use of land to mixed agricultural and domestic uses.

APPLICANT:

Mr and Dr Cooper

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.

INFORMATIVES

- 1 Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

APPROVED subject to the following conditions:-

- 1 The development hereby approved is permitted to be erected on site for a temporary three year period from the date of this permission. Outside this permitted period the temporary kiosk shall be removed from the site.
- 2 The development shall be carried out in strict accordance with the application form and the following drawings received 11.02.21:

Proposed Elevations Dwg No. KIOSK/DETAILS1

Proposed Plans Dwg No. KIOSK/DETAILS2
- 3 The ice cream kiosk hereby approved shall be painted Quaker Grey for the lifetime of the development unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

- 1 To secure the satisfactory implementation and removal of the approved development.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

INFORMATIVES

- 1 Access to the public bridleway is kept clear, with a no parking area at the point that the bridleway leads out of the picnic site/car park - it is a frequent problem on such sites that the visitors will park in front of the bridleway access on such sites and when busy this can be so close together that it can be impossible to access the bridleway on horse back

CASE NUMBER:	21/00603/FUL	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	08.02.2021
GRID REF:	E 417864	TARGET DATE:	05.04.2021
	N 452913	REVISED TARGET:	
		DECISION DATE:	31.03.2021

APPLICATION NO: 6.117.18.H.FUL

LOCATION:
Southcroft Timble Otley North Yorkshire LS21 2NN

PROPOSAL:

Erection of link extension to holiday cottage / annex with rooflights - revised scheme

APPLICANT:

Mrs K Meeks

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.03.2024.
- 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 received 08th February 2021:

Proposed Plans and Elevations with Site Plan, Dwg Ref: 4852

- 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 rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

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

CASE NUMBER:	21/00775/CLOPUD	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	02.03.2021
GRID REF:	E 426704	TARGET DATE:	27.04.2021
	N 447908	REVISED TARGET:	
		DECISION DATE:	24.03.2021

APPLICATION NO: 6.147.329.A.CLOPUD

LOCATION:

Errigal House Merrybank Lane Huby LS17 0EN

PROPOSAL:

Erection of single storey rear extension; demolition of part of rear garage; demolition of inter-connecting (inner wall); removal of 2 no trees; relocation of outbuildings. The proposed extension would extend 4 metres beyond an original rear wall, would have a height of 3.95 metres to the ridge and a height of 3.2 metres to the eaves.

APPLICANT:

Mr Alistair Smith

APPROVED

- 1 The proposed single storey rear extension as shown on Drawing Number 20004/004, received 25.02.21 complies with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended).

CASE NUMBER:	21/01255/DISCON	WARD:	Washburn
CASE OFFICER:	Tom Procter	DATE VALID:	24.03.2021
GRID REF:	E 419639	TARGET DATE:	19.05.2021
	N 453427	REVISED TARGET:	
		DECISION DATE:	07.04.2021

APPLICATION NO: 6.500.212.B.DISCON

LOCATION:

Swinsty Reservoir Timble North Yorkshire

PROPOSAL:

Application for the approval of details required under condition 3 of planning permission 20/03498/FUL - Raising of spillway walls with new masonry-clad reinforced concrete walls and concrete invert, raising the crest bridge by 775mm and raising of adjacent walls.

APPLICANT:

Mott MacDonald Bentley

CONFIRMATION of discharge of condition(s)

- 1 The details submitted for condition 03 are considered acceptable but the condition

cannot be fully discharged until the development is carried out in strict accordance with the approved details and that the sample stonework panel must be retained on site during the period of construction of all external walls that are constructed in stone.

INFORMATIVES

- 1 The details submitted for condition 03 are considered acceptable but the condition cannot be fully discharged until the development is carried out in strict accordance with the approved details and that the sample stonework panel must be retained on site during the period of construction of all external walls that are constructed in stone.

CASE NUMBER:	21/00082/DISCON	WARD:	Wathvale
CASE OFFICER:	Emma Howson	DATE VALID:	03.03.2021
GRID REF:	E 431203	TARGET DATE:	28.04.2021
	N 473646	REVISED TARGET:	
		DECISION DATE:	29.03.2021

APPLICATION NO: 6.12.16.C.DISCON

LOCATION:

South Parks Farm North Stainley Ripon North Yorkshire HG4 3HJ

PROPOSAL:

Application for approval of details required under Condition 4 (electric vehicle charging point) of 20/04286/PBR

APPLICANT:

J.K. Rogers & Son LTD

- 1 CONFIRMATION of discharge of condition(s)

INFORMATIVES

- 1 The details submitted in relation to the vehicle charging scheme are considered to be acceptable however the condition cannot be fully discharged until the charging points are installed in line with the approved details and are operational.
-

CASE NUMBER: 21/00414/FUL
CASE OFFICER: Sarah Maguire
GRID REF: E 432228
N 477226

WARD: Wathvale
DATE VALID: 02.02.2021
TARGET DATE: 30.03.2021
REVISED TARGET: 09.04.2021
DECISION DATE: 06.04.2021

APPLICATION NO: 6.13.85.FUL

LOCATION:

Meadowside Bedale Lane Wath HG4 5ER

PROPOSAL:

Conversion of existing Conservatory to Garden Room, incorporating new roof and fenestration. Conversion of Garage/Workshop into Utility Room/Garden Store and erection of new Outbuilding to accommodate Workshop & Home Office.

APPLICANT:

Dr And Mrs P Caldwell

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.04.2024.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

DWG Proposed Details: Site Plan - Drawing NO. PL06
DWG Proposed Details: Elevations Outbuilding - Drawing No. PL26 Rev A
DWG Proposed Details: Plan Ground Floor - Drawing No. PL20 Rev A
DWG Proposed Details: Plan Outbuilding - Drawing No. PL21 Rev A
DWG Proposed Details: Plan Roof - Drawing No. PL22 Rev A
DWG Proposed Details: Elevations - Drawing No. PL25 Rev A
- 3 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Meadowside, Bedale Lane.

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 Planning permission would be required for the use of the building as a separate dwelling.

CASE NUMBER:	21/00419/DISCON	WARD:	Wathvale
CASE OFFICER:	Katie Lois	DATE VALID:	02.02.2021
GRID REF:	E 436842	TARGET DATE:	30.03.2021
	N 475161	REVISED TARGET:	
		DECISION DATE:	25.03.2021

APPLICATION NO: 6.22.118.A.DISCON

LOCATION:

Agricultural Buildings And Storage Land Back Lane Rainton North Yorkshire

PROPOSAL:

Approval of details required under conditions 3 (materials) and 9 (electric vehicle charging) of planning permission 19/00030/FUL - Demolition of agricultural store; Erection of mixed-use commercial building (Use Classes - B1, B2 and B8).

APPLICANT:

D&L WELLS

CONFIRMATION of discharge of condition(s)

CASE NUMBER:	21/00513/DISCON	WARD:	Wathvale
CASE OFFICER:	Katie Lois	DATE VALID:	09.02.2021
GRID REF:	E 432370	TARGET DATE:	06.04.2021
	N 473360	REVISED TARGET:	
		DECISION DATE:	22.03.2021

APPLICATION NO: 6.21.53.J.DISCON

LOCATION:

Arran House Hutton Conyers Ripon North Yorkshire HG4 5EB

PROPOSAL:

Approval of details required under condition 10 (open space provision) of planning permission 19/04747/DVCON - Variation of condition 2 (approved plans) to allow alterations to fenestration and loft rooms to house types A and C of Planning Permission 19/02810/DVCON - Variation of condition 2 (plans) to allow for amendment of site layout to form 5 no. detached dwellings with improved layouts and footprints of planning permission 15/04779/FUL - Erection of 5 dwellings with formation of hard standing, associated access and landscaping. (Site Area 0.4 ha).

APPLICANT:

Red Tree Developments Ltd

CONFIRMATION of discharge of condition(s)
