

**HARROGATE BOROUGH COUNCIL**

**PLANNING COMMITTEE**

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

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**CASE NUMBER:** 22/04844/DISCON      **WARD:** Falls Within 2 Or More  
**CASE OFFICER:** Kate Broadbank      **DATE VALID:** 05.01.2023  
**GRID REF:** E 431305      **TARGET DATE:** 02.03.2023  
N 464500      **REVISED TARGET:**  
**DECISION DATE:** 12.01.2023  
**APPLICATION NO:** 6.500.302.DISCON

**LOCATION:**  
Land Comprising Field At 431305 464500 Station Lane Burton Leonard North Yorkshire

**PROPOSAL:**  
Application for approval of details required under Condition 14 (Roads and Sewers) of planning permission 22/00777/FUL (Proposed Battery Storage System and associated infrastructure including transformers, switch rooms, cabin, storage container, CCTV, boundary fence and access gates and formation of new access).

**APPLICANT:**  
Harmony Energy Limited

CONFIRMATION of discharge of condition(s)

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**CASE NUMBER:** 22/04174/FUL      **WARD:** Bishop Monkton & Newby  
**CASE OFFICER:** Chloe Temple      **DATE VALID:** 17.11.2022  
**GRID REF:** E 439527      **TARGET DATE:** 12.01.2023  
N 467214      **REVISED TARGET:**  
**DECISION DATE:** 06.01.2023  
**APPLICATION NO:** 6.57.124.FUL

**LOCATION:**  
13 Market Hill Boroughbridge York North Yorkshire YO51 9JU

**PROPOSAL:**  
Proposed single storey rear and side extension, conversion of garage into living accommodation.

**APPLICANT:**

Mr Peter Metcalfe

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 6th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Location Plan' - received by the council on 17/11/2022.
  - o 'Single storey rear and side extension conversion of garage into living accommodation' (SITE BLOCK PLAN) - Prepared by Stan Whiteley, drawing no. CW/1474/10/22 Sheet 2 scale 1:50, dated Oct 2022 and received by the council on 31/10/2022.
  - o 'Single storey rear and side extension conversion of garage into living accommodation' - Prepared by Stan Whiteley, drawing no. CW/1474/10/22 Sheet 2 scale 1:50 and 1:100, dated Oct 2022 and received by the council on 17/11/2022.
  - o 'Existing Plan and Elevations'- Prepared by Stan Whiteley, drawing no. CW/1474/10/22 Sheet 1, dated Oct 2022 and received by the council on 17/11/2022.

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.

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<b>CASE NUMBER:</b>	22/04310/DISCON	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	10.11.2022
<b>GRID REF:</b>	<b>E</b> 440515	<b>TARGET DATE:</b>	05.01.2023
	<b>N</b> 466082	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.64.404.C.DISCON

**LOCATION:**

The Headlands Front Street Aldborough North Yorkshire YO51 9ES

**PROPOSAL:**

Approval of details required under Condition 4a (Written Scheme of Investigation) of planning permission 22/00218/FUL - Erection of single storey extension.

**APPLICANT:**

Ms A Clayton

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	22/04465/DVCON	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	29.11.2022
<b>GRID REF:</b>	<b>E</b> 442340	<b>TARGET DATE:</b>	24.01.2023
	<b>N</b> 465316	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.64.50.M.DVCON

**LOCATION:**

Low House Farm Aldborough York North Yorkshire YO51 9HD

**PROPOSAL:**

Variation of condition 2 (Approved plans) to allow alteration of drawings, of planning application 22/00152/DVCON - Variation of Condition 2 (approved plans) to allow alterations of drawings, of planning application 19/01803/FUL - Conversion of 3 no. barns to form 4 no. dwellings.

**APPLICANT:**

M J Gurney Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 17.07.2022.
- 2 The development hereby approved shall be carried out in accordance with the submitted details as amended by condition and the following approved plans:  
  
Location Plan; received 13.05.2019.  
Proposed Site Block Plan; Drwg No. 1434/9, received 14.01.2022.  
Proposed Ground Floor Plans; Drwg No. 1434/5, received 14.01.2022  
Proposed First Floor Plans; Drwg No. 1434/6, Rev B, received 22.11.2022  
Proposed Elevations; Drwg No. 1434/7, Rev B received 07.12.2022
- 3 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. Charging points installed shall be retained thereafter for the lifetime of the development.

- 4 Works shall be undertaken strictly in accordance with the Bat Method Statement (Appendix One of The Preliminary Bat Survey, Lobo Ecology, March 2019) except where this may be varied by the requirements of a European Protected Species Licence from Natural England. All mitigation measures must be in place prior to the first occupation of the new dwellings.
- 5 The approved remediation scheme approved under application 21/05134/DISCON, 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.
- 6 A. 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 to assess the nature and extent of the 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. Where remediation is necessary, a remediation scheme must be prepared , which is subject to the approval in writing of the Local Planning Authority. The remediation scheme must be prepared in accordance with the following requirements;  
The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. 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 the following requirements;  
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 In order to comply with Core Strategy policy EQ1.
- 4 To prevent harm to bats and to nesting birds during the course of works and to provide continuing opportunities for bats to roost at the site following redevelopment.
- 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.
- 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.

#### INFORMATIVES

- 1 The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) will be required to be obtained from Natural England in order for the works to be undertaken lawfully. Where required, it is the applicant's responsibility to engage a suitably qualified ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.

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<b>CASE NUMBER:</b>	22/02577/DISCON	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	06.07.2022
<b>GRID REF:</b>	<b>E</b> 440633	<b>TARGET DATE:</b>	31.08.2022
	<b>N</b> 457078	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.500.283.B.DISCON

**LOCATION:**

Land Comprising Field At 440633 457078 Allerton Park North Yorkshire

**PROPOSAL:**

Approval of details under Condition 5 (phasing plan), Condition 7 (construction management plan), Condition 16 (construction method statement) and Condition 17 (materials) of planning permission 21/01238/EIAMAJ: Hybrid planning application for proposed employment park seeking: a) Detailed (full) planning permission for erection of two warehouse buildings for B2 (General industrial), B8 (Storage and distribution) and/or Class E (Commercial, business and service E (g) (i)(ii) (iii)) uses, with ancillary offices, associated access; car parking; servicing areas; drainage infrastructure; landscaping; and associated works; and b) outline planning (all matters reserved with the exception of access) for Class E (Commercial, business and service), B2 (General industrial) and B8 (Storage and distribution) uses, associated access; car parking; servicing areas; drainage infrastructure; landscaping; and associated works, to be implemented in phases.  
Amended Scheme

**APPLICANT:**

Mr Ryan Unsworth

2 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1 The Local Highway Authority recommend approval of Condition 16 subject to the following be met:

1. The Construction Phase Health and Safety Plan is to be used as a basis for the works on site and updated during the course of the works with the relevant information.

2. The Emergency Access Route shall remain clear at all times during construction for its intended purpose for the Emergency Services. (The gate may be padlocked).

3. Lighting of the Construction Works must not affect Traffic on the A1 or the A59.

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**CASE NUMBER:** 22/03890/DVCON  
**CASE OFFICER:** Aimée McKenzie  
**GRID REF:** E 442363  
N 456295

**WARD:** Claro  
**DATE VALID:** 26.10.2022  
**TARGET DATE:** 21.12.2022  
**REVISED TARGET:** 12.01.2023  
**DECISION DATE:** 11.01.2023

**APPLICATION NO:** 6.95.48.D.DVCON

**LOCATION:**

Grange Farm Hopperton Street Hopperton North Yorkshire HG5 8NX

**PROPOSAL:**

Variation of conditions 9 (boundary treatment) of planning permission 19/01487/FUL to allow alteration to the boundary treatment to be hedging and wooden post and rail fencing.

**APPLICANT:**

Kaben Developments Ltd

APPROVED subject to the following conditions:-

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

Proposed Plan: 16-1501 04 Rev.C

First Floor Plans and Site Plan: 15-1501 07 Rev.C

Proposed Elevations: 16-1501 05 Rev.B

Or as amended by:

Drawings received under planning application reference: 22/00553/AMENDS:

Drawing ref: 05 Rev J dated received 10 March 2022

Drawing ref: 06 Rev I dated received 10 March 2022

Drawings received under this planning application reference: 22/03890/DVCON:

'Site Plan' dated received 15 December 2022

Drawing reference 'BOUND 10/12' dated received 15 December 2022

- 2 All new external windows and doors shall be of timber construction and set back a minimum of 75mm from the external face of the walls to form reveals, and shall thereafter be maintained and retained as such.
- 3 The external walls and roof of the garage hereby permitted to serve Unit 1, shall be constructed using materials which match the external surfaces of the existing brick barns.
- 4 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified

by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

#### A. SITE CHARACTERISATION

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

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

(ii) an assessment of the potential risks to:

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

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

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

#### B. SUBMISSION OF REMEDIATION SCHEME

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

#### C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

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

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



#### D. REPORTING OF UNEXPECTED CONTAMINATION

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

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

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 6 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the any elevations of the development hereby approved, without the prior written approval of the Local Planning Authority.
- 7 Prior to the occupation of the development hereby permitted, a new boundary wall shall be erected along the southern boundary of the site, in strict accordance with Drawing Number 16-1501 04 Rev.C (Proposed Plan) and shall thereafter be retained.
- 8 The site boundaries shall be formed by hedging with wooden post and rail fencing, in strict accordance with drawing references: Site Plan and BOUND 10/12. Thereafter the boundaries shall be formed in strict accordance with the approved details and retained as such and no other fences shall be erected.

In the event of failure of any part of the hedge, planted in accordance with the approved hedging scheme by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such hedging shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.

- 9 Works shall be undertaken strictly in accordance with the Great Crested Newt Method Statement (Quants Environmental, June 2019, Appendix 3) and the Bat Survey (Quants Environmental, 2017, paragraph 4.1.1.8). To avoid harm to nesting birds, works must be undertaken in accordance with the recommendations of section 4.1 and provision for swallows shall be incorporated into the redevelopment in accordance with the recommendations of section 4.2 of the updated Barn Owl Survey and Barn Swallow Mitigation report (Quants Environmental, June 2019). Mitigation measures for bats and for swallows must be in place prior to the first occupation of the new dwellings.

- 10 The electric vehicle infrastructure strategy and implementation plan as approved in writing by the Local Planning Authority under application reference: 22/02624/DISCON shall be implemented on site in strict accordance with approved details prior to occupation of any dwellings so equipped.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 In order to retain the character and appearance of the existing buildings.
- 3 In the interests of visual amenity and to retain the character and appearance of the existing barn complex.
- 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.
- 5 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 6 In order to retain the character and appearance of the existing buildings.
- 7 In order to minimise noise and disturbance from the adjacent farm access track to future occupants of the buildings.
- 8 In order to retain the character of the area given the sites countryside location and the appearance of the traditional rural buildings.
- 9 To avoid harm to protected species during the course of works and to provide opportunities for bats and for swallows to continue to breed at the site successfully, following its redevelopment
- 10 In the interests of air quality in accordance with guidance set out within the National Planning Policy Framework paragraph 110(e).

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<b>CASE NUMBER:</b>	22/04298/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	17.11.2022
<b>GRID REF:</b>	<b>E</b> 436633	<b>TARGET DATE:</b>	12.01.2023
	<b>N</b> 462765	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.01.2023

**APPLICATION NO:** 6.70.83.D.FUL

**LOCATION:**  
4 Park View, Jasmine Cottage Main Street Staveley North Yorkshire HG5 9LD

**PROPOSAL:**

Erection of single storey rear extension and first floor rear extension. Roof alterations including raising height. Alterations to fenestration to front elevation.

**APPLICANT:**

Ms S Hardisty

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12th January 2026.
- 2 The development hereby approved shall be carried out in strict accordance with the detail received by the council on 04 January 2023:

Proposed Floor Plans and Elevations. Drawing no. 22/1449/02 Revision 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 in the interests of proper planning.

**INFORMATIVES**

- 1 This site is within 250m of a landfill site. I would recommend that certain precautions are taken with the construction; namely:

A concrete floor to the ground floor extension.

Gas proof membrane beneath the floor.

Sealing/protection of any services to the extension.

Adequate ventilation.

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

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<b>CASE NUMBER:</b>	22/04682/TPO	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	07.12.2022
<b>GRID REF:</b>	E 432734	<b>TARGET DATE:</b>	01.02.2023
	N 459586	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.83.230.TPO

**LOCATION:**

2 Beechwood Court Scotton Knaresborough North Yorkshire HG5 9DB

**PROPOSAL:**

Works to 1 no. Ash (T1) of Tree Preservation Order No. 01/2002 T1 Crown reduction to the red line in the attached photo. Recent findings that this summer, many Ash trees which have been reduced in size, have reacted positively to the size reduction and indeed, put on a lot of healthy new growth, this is an incredibly positive outcome. This tree has already been approved to be felled but, based upon the recent findings we would like to try this approach with this Ash tree. This would reduce the risk of it failing and causing damage to properties but give the tree another chance and maintain an old tree.

**APPLICANT:**

Mr Richard Tallis

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.

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<b>CASE NUMBER:</b>	22/02204/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	12.07.2022
<b>GRID REF:</b>	<b>E</b> 428887	<b>TARGET DATE:</b>	06.09.2022
	<b>N</b> 465054	<b>REVISED TARGET:</b>	23.12.2022
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.52.71.F.FUL

**LOCATION:**

Cross Keys Inn High Street Markington North Yorkshire HG3 3NR

**PROPOSAL:**

Change of use from public house to a single dwellinghouse

**APPLICANT:**

McAndrews

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 22nd December 2025.

2 The development hereby permitted shall be carried out in strict accordance with the Wake Morley Architects Limited Sustainability Planning Statement dated 30/09/22 and their Project No.1665 drawings, as modified by the further conditions of this permission:

01\_04C Visibility Splays dated 02/12/2022

02\_01F Proposed Plans dated 07/10/22

03\_01C Proposed Elevations dated 22/09/22

3 The hours of work on site shall be controlled and restricted to;

08:00 until 18:00 Mondays to Fridays

08:00 until 13:00 Saturdays

No work on Sundays or Bank/National Holidays

4 Land contamination remediation of the site shall be carried out and completed in accordance with the ARP Geotechnical Ltd Remediation Strategy dated 10th August 2021 reference CDP/19rem\_a. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Phase I 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

5 Following completion of any measures identified in the Remediation Strategy referenced by condition 4 above or any approved revised Remediation Strategy, under the terms of condition 4, 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.

6 Further to condition 5 above 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 There must be no access or egress by any vehicles between the highway and the application site at High Street Markington until splays are provided giving clear visibility of 35.5 metres to the northeast and 31 metres to the southwest measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and always retained for their intended purpose.
- 8 The development must not be brought into use until the access to the site at High Street, Markington 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 crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements:
  - a) Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
  - b) That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding one in forty.
  - c) 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 engineering drawings yet to be provided and maintained thereafter to prevent such discharges.
  - d) The final surfacing of any private access within 10 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.
  - e) Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

- 9 The dwelling hereby approved must not be occupied until the related parking facilities have been 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 always retained for their intended purpose.
- 10 The dwelling hereby approved must not be occupied until suitable provision has been made for the storage of refuse bins within the site. Any siting of domestic refuse bins shall be at the rear of the building or within a suitably screened area for bin storage.
- 11 The dwelling hereby approved must not be occupied until a scheme of secure cycle parking with level access has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the details of the use of the basement area of the dwelling in the absence of any cycle storage facilities.
- 12 Notwithstanding the terms of The Town and Country Planning (General Permitted

Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no extensions, door and/or window openings including dormer windows and rooflights, other than those shown on drawings approved under condition 2 above, shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of neighbouring residential amenity.
- 4 to 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.
- 7 In the interests of highway safety.
- 8 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.
- 9 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 10 In the interests of residential amenity.
- 11 To support use of alternative mode of transport.
- 12 In the interests of amenity and privacy.

#### INFORMATIVES

- 1 An explanation of the terms used in respect of condition 7 is available from the Local Highway Authority.
  - 2 In respect of condition 8 notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:  
[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport and streets/Roads%2C highways and pavements/Specification\\_for\\_housing\\_\\_\\_ind\\_est\\_roads\\_\\_\\_street\\_works\\_2nd\\_edition.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf)  
The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.
-

**CASE NUMBER:** 22/04214/FUL  
**CASE OFFICER:** Sam Witham  
**GRID REF:** E 426411  
N 464520

**WARD:** Fountains & Ripley  
**DATE VALID:** 16.11.2022  
**TARGET DATE:** 11.01.2023  
**REVISED TARGET:**  
**DECISION DATE:** 09.01.2023

**APPLICATION NO:** 6.61.54.N.FUL

**LOCATION:**

Throstle Nest Farm Barkhouse Bank To Drovers Inn Bishop Thornton North Yorkshire HG3 3JY

**PROPOSAL:**

A new single storey farm building to belong to the existing Throstle Nest Farm and to be in close proximity to a new farmhouse proposed on the adjacent site (all land belonging to Throstle Nest Farm, Bishop Thornton)

**APPLICANT:**

Mr Andrew Stobbs

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 6th January 2026.
- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings:  
  
- 2022-35/02 PROPOSED SITE PLAN and HRS/489 PROPOSED ELEVATIONS received by the Council on the 2nd November 2022.

Reasons for Conditions:-

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

**INFORMATIVES**

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



enable a development granted planning permission to be carried out may be obtained from the Councils' website.

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<b>CASE NUMBER:</b>	22/04240/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	17.11.2022
<b>GRID REF:</b>	<b>E</b> 427266	<b>TARGET DATE:</b>	12.01.2023
	<b>N</b> 468676	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.12.2022

**APPLICATION NO:** 6.38.33.B.FUL

**LOCATION:**

Fountains Abbey Visitors Centre Swanley Grange Fountains Ripon North Yorkshire HG4 3DZ

**PROPOSAL:**

Installation of solar PV array to visitor centre.

**APPLICANT:**

National Trust

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29th December 2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:  
  
Roof Section Proposed - submitted 14 December 2022  
Figure 1 - Site Location Plan - submitted 4 November 2022  
Figure 2 - Block Plan - submitted 4 November 2022  
Proposed Roof Detail and West Elevation - submitted 4 November 2022  
Roof Plans: Existing and Proposed - submitted 4 November 2022
- 3 Unless agreed in writing by the Local Planning Authority, the solar panels hereby approved shall be removed from the roof of the building in the event of their discontinued use, within a time period of 6 months from the last use of the solar panels. Thereafter, the roof of the building shall be returned to its former state.
- 4 The development hereby permitted shall be carried out in accordance with THE recommendations set out in Section 8 Assessment of the Bat Survey Report (John Drewett Ecology, July 2022).

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 character of the building, Nidderdale AONB and World Heritage Site in accordance with Policies GS6, HP2, HP3 and NE4.
- 4 In order to protect bats in line with Policy NE3.

## INFORMATIVES

- 1 Cadent Gas have provided the following advice.

If you're contacting us because you want to dig, you will need to register with LinesearchbeforeUdig to process any new enquiries.

Please use the following link to log your request - [WWW.LSBUD.CO.UK](http://WWW.LSBUD.CO.UK)

You will need the following information to submit an enquiry -

- o Full site address including postcode
- o Full description of works you are planning on undertaking
- o Your works start date
- o Any relevant site contact details

A site plan highlighting the extent of works will need to be provided following the request from the relevant network.

Please ensure that you include all relevant information regarding your works on your request to enable us to make an accurate assessment. Please do not commence with any works until you have received authorisation and guidance.

- 2 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.

Northern Gas 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.

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

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<b>CASE NUMBER:</b>	22/04415/CLEUD	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	05.12.2022
<b>GRID REF:</b>	E 429056	<b>TARGET DATE:</b>	30.01.2023
	N 470010	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.39.34.E.CLEUD

**LOCATION:**

Fountains Abbey And Studley Royal Water Garden, National Trust Fountains Bridge To Fountains Hall Fountains North Yorkshire HG4 3DY

**PROPOSAL:**

Certificate of Lawfulness of Existing Use or Development for a rising bollard and associated works located to the east of the Eastern gate entrance to the NT property at the entrance from Studley Roger.

**APPLICANT:**

National Trust

1 APPROVED

- 1 The submitted evidence and site visit is sufficient, on the balance of all probability that the existing electronic rising bollard and associated equipment including a traffic light and sensors have been in existence for a period of at least 4 years and the breach of planning control has not been challenged for a period of at least 4 years. A section 191 lawful development certificate can therefore be issued.

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<b>CASE NUMBER:</b>	22/04424/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	18.11.2022

**GRID REF:** E 432396  
N 469058

**TARGET DATE:** 13.01.2023  
**REVISED TARGET:**  
**DECISION DATE:** 23.12.2022

**APPLICATION NO:** 6.44.162.A.FUL

**LOCATION:**

Littlethorpe Hall The Lodge Pottery Lane To Littlethorpe Hall Littlethorpe North Yorkshire HG4 3LP

**PROPOSAL:**

Erection of a single storey extension to the north west elevation to provide link to outbuilding to The Lodge House.

**APPLICANT:**

M. And S. Sutcliffe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Floor Plans - Drawing No. 8625-BOW-A3-ZZ-DR-A-0034, rev.P4.  
Received 18.11.2022.

Proposed Elevations - Drawing No. 8625-BOW-A3-ZZ-DR-A-0054, rev.P3. Received  
18.11.2022.

Proposed Roof Plan - Drawing No. 8625-BOW-A3-02-DR-A-0044, rev.P3. Received  
18.11.2022.

Reasons for Conditions:-

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

**INFORMATIVES**

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

- 2 Building Control Officer - A Building Regulations application will be required for this proposal.

I would recommend that Planning permission is only granted once you are satisfied that a suitable, satisfactory, foundation design has been prepared by a structural engineer (who is familiar with the specific ground related issues in the Ripon area) following a suitable ground investigation by an individual/company with the relevant level of experience.

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<b>CASE NUMBER:</b>	22/04452/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	23.11.2022
<b>GRID REF:</b>	<b>E</b> 425736	<b>TARGET DATE:</b>	18.01.2023
	<b>N</b> 462346	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.74.214.FUL

**LOCATION:**

5 Clint Terrace, West Winds Pye Lane Burnt Yates North Yorkshire HG3 3HW

**PROPOSAL:**

Single storey rear extension including demolition of outbuilding

**APPLICANT:**

C Sandford

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Proposed 2022.066 002 June 22

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 CLC10 - Landfill Gas Migration - Informative

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 lean to.
- o Adequate ventilation.
- o Verification of the works undertaken on completion by a suitably competent person.

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<b>CASE NUMBER:</b>	22/04458/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	23.11.2022
<b>GRID REF:</b>	<b>E</b> 422364	<b>TARGET DATE:</b>	18.01.2023
	<b>N</b> 468432	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.50.5.B.FUL

**LOCATION:**

West Farm Eavestone Ripon North Yorkshire HG4 3HD

**PROPOSAL:**

Demolition of existing conservatory, erection of replacement garden room. Alterations, part demolition and re-roofing to Garage

**APPLICANT:**

Mr R Gray

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - .Existing and Proposed Drawings-House 5112 08/12/2022
  - .Existing and Proposed Drawings-Garage 5112 08/12/2022

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.

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<b>CASE NUMBER:</b>	22/04498/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	25.11.2022
<b>GRID REF:</b>	<b>E</b> 427183	<b>TARGET DATE:</b>	20.01.2023
	<b>N</b> 461685	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.74.51.J.FUL

**LOCATION:**

Scarah Bank Farm Ripley Harrogate North Yorkshire HG3 3EB

**PROPOSAL:**

Erection of building over muck heap.

**APPLICANT:**

AJ And A Walmsley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11th January 2026..
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Proposed Drawings 5116 21/11/2022

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 Northern Gas Networks acknowledges receipt of the planning application and proposals at the above location.  
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.

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<b>CASE NUMBER:</b>	22/04717/DISCON	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	09.12.2022
<b>GRID REF:</b>	<b>E</b> 426765	<b>TARGET DATE:</b>	03.02.2023
	<b>N</b> 468560	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.43.5.I.DISCON

**LOCATION:**

Fountains Farm Aldfield North Yorkshire HG4 3EB

**PROPOSAL:**

Discharge of details required under condition 7 (intrusive contaminated land investigation report) of planning permission 20/04493/FUL - Conversion of buildings to create two dwellings, and change of use of land to domestic garden.

**APPLICANT:**

Mr And Mrs Leeming

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	22/04950/PNA	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	05.01.2023
<b>GRID REF:</b>	<b>E</b> 422364	<b>TARGET DATE:</b>	02.03.2023
	<b>N</b> 468432	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.50.5.C.PNA

**LOCATION:**

West Farm Eavestone Ripon North Yorkshire HG4 3HD

**PROPOSAL:**

Purpose built dry store

**APPLICANT:**



Mr R Gray

Prior approval not required

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<b>CASE NUMBER:</b>	22/04237/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	17.11.2022
<b>GRID REF:</b>	<b>E</b> 430330	<b>TARGET DATE:</b>	12.01.2023
	<b>N</b> 455721	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.12.2022

**APPLICATION NO:** 6.79.3276.F.FUL

**LOCATION:**

Kwun Wah Chinese Restaurant 5 Strawberry Dale Harrogate North Yorkshire HG1 5EF

**PROPOSAL:**

Change of use from food and drink (Class -E) to residential (Class - C3).

**APPLICANT:**

Mr John Tang

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29th December 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the approved plans set out below:  
Location Plan - submitted to the LPA on 17th November 2022  
Existing and Proposed Layout - EW/1475/10/22 submitted to the LPA on 17th November 2022
- 3 Prior to the first occupation of the development, the flue on the rear elevation shall be removed completely, and any external stone repaired or reinstated to match the existing coursing and pointing.
- 4 The window frames of the development hereby permitted shall be timber vertical sliding sash and no other materials or design shall be used without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any revoking and re-enacting that Order with or without modification), no extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the Local Planning Authority.

- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, all groundworks in the affected area (with the exception of 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 measures identified in the approved Remediation Strategy, a verification report shall be submitted to and approved in writing by the local planning authority before any part of the development is first occupied or brought into use.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of amenity and to improve the appearance of the Conservation Area, to accord with Local Plan Policies HP2, HP3 and HP4.
- 4 In order to ensure that the development is in character with the traditional building of the Conservation Area, and to accord with Local Plan Policies HP2 and HP3.
- 5 In order to protect the visual amenity of the surrounding area in view of the prominence of the site and to accord with Policies HP2 and HP3 of the Local Plan.
- 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.

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<b>CASE NUMBER:</b>	22/04292/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	09.11.2022
<b>GRID REF:</b>	<b>E</b> 430188	<b>TARGET DATE:</b>	04.01.2023
	<b>N</b> 455362	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.79.7793.H.FUL

**LOCATION:**

Nidderdale House The Den Cambridge Road Harrogate North Yorkshire HG1 1NS

**PROPOSAL:**

Retrospective application for an external wall-mounted retractable canopy over the

entrance door.

**APPLICANT:**

Mr R Taylor

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22nd December 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. DEN-03, rev.A. Received 22.11.2022.

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.

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<b>CASE NUMBER:</b>	22/04341/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	<b>E</b> 430186	<b>TARGET DATE:</b>	09.01.2023
	<b>N</b> 455306	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.3978.AW.ADV

**LOCATION:**

Footpath Outside HSBC Cambridge Street Harrogate North Yorkshire HG1 1RN

**PROPOSAL:**

Display of 2no. digital 75 inch LCD display screens, one on each side of the Street Hub unit.

**APPLICANT:**

Harlequin Group

REFUSED. Reason(s) for refusal:-

- 1 The proposed advertisement is considered intrusive and inappropriate development

within the Town Centre. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3 of the Local Plan and guidance within the NPPF.

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<b>CASE NUMBER:</b>	22/04342/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	30.11.2022
<b>GRID REF:</b>	E 430186	<b>TARGET DATE:</b>	25.01.2023
	N 455306	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.3978.AV.FUL

**LOCATION:**

Footpath Outside HSBC Cambridge Street Harrogate North Yorkshire HG1 1RN

**PROPOSAL:**

Installation of a BT Street Hub on Cambridge Street outside HSBC and associated display of advertisement to both sides of the unit.

**APPLICANT:**

BT Group PLC

REFUSED. Reason(s) for refusal:-

- 1 The proposed BT Hub situated along Cambridge Street is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies TI5, HP2 and HP3 of the Local Plan.

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<b>CASE NUMBER:</b>	22/04363/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 430428	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 455210	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.01.2023

**APPLICATION NO:** 6.79.5565.E.ADV

**LOCATION:**

Multiyork 59 Station Parade Harrogate North Yorkshire HG1 1TT

**PROPOSAL:**

Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.

**APPLICANT:**

Mr Martin Brown

1 REFUSED. Reason(s) for refusal:-

1 The proposed advertisement is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, displaying unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3.

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<b>CASE NUMBER:</b>	22/04364/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 430161	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 455267	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.14956.ADV

**LOCATION:**

Telephone Box Prospect Crescent Harrogate North Yorkshire

**PROPOSAL:**

Display of 2no. internally-illuminated digital LCD display screens to either side of the BT Street Hub unit.

**APPLICANT:**

Mr Martin Brown

REFUSED. Reason(s) for refusal:-

- 1 The proposed advertisement is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, displaying unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3.

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<b>CASE NUMBER:</b>	22/04365/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	E 430296	<b>TARGET DATE:</b>	10.01.2023
	N 455363	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.79.5737.V.ADV

**LOCATION:**

Footpath Outside Marks And Spencers Foodhall Oxford Street Harrogate North Yorkshire HG1 1RX

**PROPOSAL:**

Display of 2no. digital LCD display screens to either side of the BT Street Hub unit.

**APPLICANT:**

Harlequin Group

REFUSED. Reason(s) for refusal:-

- 1 The proposed advertisement is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the Conservation Area is

exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3 of the Local Plan and guidance within the NPPF.

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<b>CASE NUMBER:</b>	22/04366/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 430326	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 455363	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.3923.Q.ADV

**LOCATION:**

Footpath Outside Smiggle 8 Cambridge Street Harrogate North Yorkshire HG1 1RX

**PROPOSAL:**

Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.

**APPLICANT:**

Harlequin Group

REFUSED. Reason(s) for refusal:-

- 1 The proposed advertisement is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3 of the Local Plan and guidance within the NPPF.

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<b>CASE NUMBER:</b>	22/04368/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 430428	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 455210	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.01.2023

**APPLICATION NO:** 6.79.5565.D.FUL

**LOCATION:**  
Multiyork 59 Station Parade Harrogate North Yorkshire HG1 1TT

**PROPOSAL:**  
Installation of a proposed replacement BT street hub and associated display of advertisement to both sides of the unit.

**APPLICANT:**  
BT Group PLC

REFUSED. Reason(s) for refusal:-

- 1 The proposed BT Hub situated along Station Parade is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies TI5, HP2 and HP3 of the Local Plan.

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<b>CASE NUMBER:</b>	22/04369/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 430296	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 455363	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.79.5737.U.FUL

**LOCATION:**  
Footpath Outside Marks And Spencers Foodhall Oxford Street Harrogate North Yorkshire HG1 1RX



**PROPOSAL:**

Removal of existing BT phone box. Installation of a BT Street Hub on footpath along Oxford Street outside M\_S and associated display of advertisement to both sides of the unit.

**APPLICANT:**

BT Group PLC

REFUSED. Reason(s) for refusal:-

- 1 The proposed BT Hub situated along Oxford Street is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies TI5, HP2 and HP3 of the Local Plan.

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<b>CASE NUMBER:</b>	22/04370/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 430326	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 455363	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.3923.P.FUL

**LOCATION:**

Footpath Outside Smiggle 8 Cambridge Street Harrogate North Yorkshire HG1 1RX

**PROPOSAL:**

Installation of a proposed replacement BT Street Hub and associated display of advertisement to both sides of the unit.

**APPLICANT:**

BT Group PLC

REFUSED. Reason(s) for refusal:-

- 1 The proposed BT Hub situated along Cambridge Street is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT

Hub on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies TI5, HP2 and HP3 of the Local Plan.

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<b>CASE NUMBER:</b>	22/04615/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	06.12.2022
<b>GRID REF:</b>	E 430161	<b>TARGET DATE:</b>	31.01.2023
	N 455267	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.79.14956.A.FUL

**LOCATION:**

Telephone Box Prospect Crescent Harrogate North Yorkshire

**PROPOSAL:**

Removal of existing BT phone box and installation of a proposed replacement BT street hub and associated display of advertisement to both sides of the unit.

**APPLICANT:**

Mr James Browne

REFUSED. Reason(s) for refusal:-

- 1 The proposed BT Hub situated along Prospect Crescent is considered intrusive and inappropriate development within the Town Centre. The impact of the proposed BT Hub on the appearance and character of the Conservation Area is exacerbated following the several other BT Hubs proposed in the Town Centre. The view of the proposed BT Hub therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the Conservation Area or the surrounding street landscape.

The proposal does not comply with the requirements of policies TI5, HP2 and HP3 of the Local Plan.

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<b>CASE NUMBER:</b>	22/04623/FUL	<b>WARD:</b>	Harrogate Central
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**CASE OFFICER:** Izabelle Waddington      **DATE VALID:** 01.12.2022  
**GRID REF:** E 430353      **TARGET DATE:** 26.01.2023  
N 455134      **REVISED TARGET:**  
**DECISION DATE:** 09.01.2023

**APPLICATION NO:** 6.79.621.M.FUL

**LOCATION:**

The Old Court House Raglan Street Harrogate North Yorkshire HG1 1LE

**PROPOSAL:**

New external rear window.

**APPLICANT:**

Park Designed Homes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Floor Plans - 220/2022.07
  - proposed Elevations - 403/2022.07

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.

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**CASE NUMBER:** 22/03995/OUT      **WARD:** Harrogate Coppice Valley  
**CASE OFFICER:** Emma Howson      **DATE VALID:** 15.11.2022  
**GRID REF:** E 429826      **TARGET DATE:** 10.01.2023  
N 456419      **REVISED TARGET:**  
**DECISION DATE:** 06.01.2023

**APPLICATION NO:** 6.79.5653.A.OUT

**LOCATION:**

22 Coppice Avenue Harrogate North Yorkshire HG1 2DL

**PROPOSAL:**

Outline application (all matters reserved) for the erection of 1 no. single storey dwelling

with a room in the roof.

**APPLICANT:**

Mr Lance Smithson

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would have a significant adverse impact on the character and appearance of the local area due to its siting and potential loss of protected trees and would therefore be contrary to Local Plan Policies HP3, and NE7 and the guidance within the NPPF.
- 2 The proposed development would adversely impact on the residential amenity of Nos 2 and 4 Coppice Avenue, due to the loss of outlook, which would be contrary to Policy HP4 of the Local Plan and paragraph 130 of the NPPF.
- 3 The proposal would lead to a loss of biodiversity which would be contrary to Policy NE3 of the Local Plan and paragraph 180 of the NPPF.
- 4 The proposal would lead to highway safety issues in relation to the access and egress of vehicles from the site, due to the lack of visibility and proximity to the highway junction. This would be contrary to Policies T1 and T2 of the Local Plan and paragraphs 110 and 111 of the NPPF.

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<b>CASE NUMBER:</b>	22/04040/FUL	<b>WARD:</b>	Harrogate Coppice Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	02.11.2022
<b>GRID REF:</b>	E 430157	<b>TARGET DATE:</b>	28.12.2022
	N 455899	<b>REVISED TARGET:</b>	06.01.2023
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.14946.FUL

**LOCATION:**

Apartment 17 Springfield Court Springfield Avenue Harrogate North Yorkshire HG1 2HR

**PROPOSAL:**

Retrospective change of use for 1 no. apartment (Use Class C3) to form short-term holiday accommodation.

**APPLICANT:**

Mrs Gail Heath

2 REFUSED. Reason(s) for refusal:-

- 1 The use of the dwelling as a holiday let has resulted in unacceptable levels of noise, nuisance and disturbance to neighbouring dwellings which is contrary to policy HP4 of the Local Plan which seeks to safeguard existing levels of amenity.

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**CASE NUMBER:** 22/04397/FUL      **WARD:** Harrogate Coppice Valley  
**CASE OFFICER:** Izabelle Waddington      **DATE VALID:** 16.11.2022  
**GRID REF:** E 429982      **TARGET DATE:** 11.01.2023  
   **N 455939**      **REVISED TARGET:**  
   **DECISION DATE:** 23.12.2022

**APPLICATION NO:** 6.79.2162.B.FUL

**LOCATION:**  
Stoney Lea 13 Spring Grove Harrogate North Yorkshire HG1 2HS

**PROPOSAL:**  
Removal of conservatory and erection of single storey rear extension.

**APPLICANT:**  
Mr And Mrs D Roffe

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
- Proposed and Existing Floor Plans, Sections and Elevations - 22/1467/01 REV A

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.

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**CASE NUMBER:** 22/04158/FUL      **WARD:** Harrogate Duchy  
**CASE OFFICER:** Kate Exley      **DATE VALID:** 28.10.2022  
**GRID REF:** E 429287      **TARGET DATE:** 23.12.2022  
   **N 455867**      **REVISED TARGET:** 12.01.2023  
   **DECISION DATE:** 12.01.2023

**APPLICATION NO:** 6.79.8152.C.FUL

**LOCATION:**

16B Oakdale Harrogate North Yorkshire HG1 2LL

**PROPOSAL:**

Demolition of existing and erection of new single storey side extension. Alterations to rear land levels with alterations to boundary wall and terrace. Re-render dwelling.

**APPLICANT:**

Mr And Mrs Brown

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12th January 2026.
- 2 The development hereby approved shall be carried out in accordance with the amended plans which were received by the council on 10 January 2023:

Proposed Floor Plans and Elevations. Drawing A101.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04395/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	16.11.2022
<b>GRID REF:</b>	E 429327	<b>TARGET DATE:</b>	11.01.2023
	N 455185	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.79.13176.C.FUL

**LOCATION:**

40 Cornwall Road Harrogate North Yorkshire HG1 2PP

**PROPOSAL:**

Adjustment of roof structure to form loft extension to include the extrusion of the natural ridge line of the hipped rear elevation, of the host dwelling, backwards to a rear glazed gable. (Revised Scheme)

**APPLICANT:**

Mr Russell Nightingale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22nd December 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. 2224-1002. Received 16.11.2022.

Existing and Proposed 3D Views - Drawing No. 2224-1003. Received 16.11.2022.

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.

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<b>CASE NUMBER:</b>	22/04396/TPO	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	28.11.2022
<b>GRID REF:</b>	E 428913	<b>TARGET DATE:</b>	23.01.2023
	N 454848	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.79.1019.S.TPO

**LOCATION:**

9 Sussex Avenue Harrogate North Yorkshire HG1 2NZ

**PROPOSAL:**

G1 - remove 3x Silver birch as 1 is interfering with the Beech tree and the other 2 are of poor quality leaving the more surrounding dominant Birch G2 - 2x Silver Birch to crown lift by 2 meters T1 - 1x large Willow to remove growing out at an angle towards properties, would allow more light in and leave the more valuable trees to develop T2 - remove single poor quality Birch growing out at an angle 04/2014

**APPLICANT:**

Cherrington

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.

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<b>CASE NUMBER:</b>	22/04398/TPO	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	16.11.2022
<b>GRID REF:</b>	<b>E</b> 429209	<b>TARGET DATE:</b>	11.01.2023
	<b>N</b> 455824	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.79.326.F.TPO

**LOCATION:**

Links Gate 22 Oakdale Harrogate North Yorkshire HG1 2LW

**PROPOSAL:**

Removal of 1no. tree branch overhanging neighbouring property of No.22 Oakdale, within Woodland Tree Preservation Order 40/1995.

**APPLICANT:**

Oakdale Golf Club

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 with appropriate public



liability insurance.

- 4 All works shall be carried out so as to conform to British Standards: 3998 (2010) Recommendations for Tree Works with no pruning wounds in excess of 40mm diameter.

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.

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<b>CASE NUMBER:</b>	22/04426/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	18.11.2022
<b>GRID REF:</b>	<b>E</b> 429361	<b>TARGET DATE:</b>	13.01.2023
	<b>N</b> 455322	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.79.997.I.FUL

**LOCATION:**

8A Brunswick Drive Harrogate North Yorkshire HG1 2PZ

**PROPOSAL:**

Demolition of existing dwelling and car port and erection of a two-storey replacement dwelling with integrated garage.

**APPLICANT:**

Mr A Wytchard

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

- 1 The development, by virtue of its proposed scale, massing and form in relation to its siting and appearance would erode the special character of the Conservation Area. The siting of the proposal in association with its height and massing is contrary to the low density grain of development, which would create an incongruous feature within the context of the setting of the Conservation Area, contrary to Local Plan Policies HP2, HP3 and Chapter 16 of the NPPF.
- 2 2 The development by virtue of its height and mass would lead to a significant loss of the sense of spaciousness of the site which would have a detrimental and harmful impact on the open aspect and character and appearance of the

- conservation area, contrary to policy HP2 and HP3 of the Local Plan.
- 3 The proposed extensive use of GRP roofing and aluminium fenestration for the development are not appropriate and traditional materials within the conservation area and the use of these materials would therefore not preserve or enhance the character and appearance of the conservation area and would be contrary to policies HP2 and HP3 of the Local Plan.
  - 4 The development, by virtue of widening the driveway within the site and excavating to provide a lower ground floor would lead to harm and the loss of trees within the site, harming the relationship between the mature landscape and the low density of the built form within the Conservation Area and would therefore not preserve or enhance the character and appearance of the conservation area and would be contrary to policies HP2 and HP3 of the Local Plan.
  - 5 The proposal would introduce unacceptable and harmful overbearing and overshadowing impacts on amenity towards Farr House Brunswick Drive and unacceptable and harmful overlooking impacts towards the amenity space of 3 Rutland Road. This is contrary to policy HP4 of the Local Plan and the NPPF.
  - 6 The development, by virtue of the increased scale of domestic development on site and increased parking provision to 6 vehicles, in conjunction with the omission of a mechanism to enter and leave the site in a forward gear introduces a significant demonstrable harm to highways safety, contrary to Local Policy TI1 and the NPPF.
  - 7 The submitted information does not include accurate Root Protection Areas for the trees or an appropriate AIA (Arboricultural Impact Assessment) and AMS (Arboricultural Method Statement) which omits the impact of excavation works adjacent to trees and does not consider the full extent of development. Therein, the development represents both a loss of trees which has not been adequately justified and the encroachment of development of Root Protection Areas which could lead to further damage and loss of trees. Additionally, appropriate mitigation for the loss of trees has not been demonstrated. Therein, the proposal is discordant with policy NE7 of the Local Plan in this regard.
  - 8 The proposal by virtue of the degree of excavation of land required, proximity to neighbouring dwellings and potential presence of soluble rocks identified within the Phase I Land Contamination report, represents a risk of land instability within and adjacent to the proposal site. Inadequate information has been received to ensure that the development by virtue of substantial excavation to decrease ground levels, would not create a demonstrable harmful impact on land stability with the site and locality. This is contrary to policy NE9 of the Local Plan and the NPPF in this regards.

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<b>CASE NUMBER:</b>	22/04470/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	22.11.2022
<b>GRID REF:</b>	<b>E</b> 428577	<b>TARGET DATE:</b>	17.01.2023
	<b>N</b> 455442	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023
<b>APPLICATION NO:</b>	6.79.14661.B.FUL		

**LOCATION:**

Bridgcroft 70A Kent Road Harrogate North Yorkshire HG1 2NH

**PROPOSAL:**

Erection of two storey rear extension (inc. basement), rear raised terrace area, replacement garage with room over and replacement front porch extension. (Revised Scheme)

**APPLICANT:**

Mr And Mrs Humphreys

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
AS PROPOSED - Planning Drawing DWG No. K.R.(70A) P03 Rev. B Received 10.01.2023  
  
Block Plan as Proposed Received 22.11.2022
- 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.

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<b>CASE NUMBER:</b>	22/04508/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	24.11.2022
<b>GRID REF:</b>	<b>E</b> 429567	<b>TARGET DATE:</b>	19.01.2023
	<b>N</b> 456039	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.01.2023
<b>APPLICATION NO:</b>	6.79.7886.A.FUL		

**LOCATION:**

2 Kent Drive Harrogate North Yorkshire HG1 2LG

**PROPOSAL:**

New rear balcony, new bi fold doors to rear and internal alterations

**APPLICANT:**

Mrs Ala Blackmore

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - .Roof plan and Floor plans 222503 Rev B PG 04 19/12/2022
  - .Rear and Right Elevations 222503 Rev B PG 03 19/12/2022
  - .Front and Left Elevations 222503 Rev B PG 02 19/12/2022
- 3 The obscure glazing privacy screen shown on the approved plans will retained 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 residential amenity.

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<b>CASE NUMBER:</b>	22/04573/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	29.11.2022
<b>GRID REF:</b>	<b>E</b> 429329	<b>TARGET DATE:</b>	24.01.2023
	<b>N</b> 455629	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.79.4071.H.FUL

**LOCATION:**

Kenilworth Lodge 3 Kent Avenue Harrogate North Yorkshire HG1 2ES

**PROPOSAL:**

Demolition of existing lean to extension and construction of a single storey side extension and stove flue (revised scheme)

**APPLICANT:**

Mr A Scott

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 4th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings  
.Proposed Plans & Elevations H-20041 30.05.2022 Rev B

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.

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<b>CASE NUMBER:</b>	22/04706/TPO	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	08.12.2022
<b>GRID REF:</b>	<b>E</b> 428708	<b>TARGET DATE:</b>	02.02.2023
	<b>N</b> 455151	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.79.8651.E.TPO

**LOCATION:**

Saffron House 36B Rutland Drive Harrogate North Yorkshire HG1 2NX

**PROPOSAL:**

Works to trees subject to Tree Preservation Order No. 15/2015 1 no. Lime (T1), 2 no. Beech (T2 and T3) and 2 no. Sycamore (T4 and T5) -Remove all dead and broken branches. Crown lift to 5m over road. Remove epicormic from the stem.

**APPLICANT:**

Mr M Howitt

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.

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<b>CASE NUMBER:</b>	22/04723/DISCON	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	09.12.2022
<b>GRID REF:</b>	<b>E</b> 429013	<b>TARGET DATE:</b>	03.02.2023
	<b>N</b> 455365	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.79.11706.C.DISCON

**LOCATION:**

96 Duchy Road Harrogate North Yorkshire HG1 2HA

**PROPOSAL:**

Approval of details required under condition 3 (materials) of planning application 20/01325/FUL: Erection of single and first floor extension over existing basement and boundary wall and alterations to fenestration.

**APPLICANT:**

Mrs Jane Wild

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 The approved materials required under condition 3 is as follows:  
  
ZM Silesia Carbon Zinc in black finish from Metal Solutions.

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<b>CASE NUMBER:</b>	22/03839/FUL	<b>WARD:</b>	Harrogate Fairfax
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	05.10.2022

**GRID REF:** E 431967  
N 455450

**TARGET DATE:** 30.11.2022  
**REVISED TARGET:** 13.01.2023  
**DECISION DATE:** 06.01.2023

**APPLICATION NO:** 6.79.9617.A.FUL

**LOCATION:**

6 St Andrews Place Harrogate North Yorkshire HG2 7RW

**PROPOSAL:**

Rear and side extension

**APPLICANT:**

Mr M Paladagu

REFUSED. Reason(s) for refusal:-

- 1 The proposed rear extension is not viewed to be a subservient addition to the original dwelling. The proposal will detract from the character or appearance of the original dwelling. As a result, the proposal is in conflict with guidance founded within the NPPF, Local Plan Policy HP3 and guidance founded within the Council's House Extensions & Garages Design Guide.
- 2 Due to the existing boundary treatments and scale of the proposal, it is considered that the rear extension would result in an addition which would be overbearing and would have an overshadowing effect on the neighbouring residents at 4 St Andrews Place. Therefore, with this considered the impact of the development would be detrimental to the existing levels of neighbouring amenity. The proposal is therefore in conflict with policy HP4, HS8 and guidance in the Council's House Extensions and Garages Design Guide.

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**CASE NUMBER:** 22/04410/DVCON  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 431969  
N 455123

**WARD:** Harrogate Fairfax  
**DATE VALID:** 17.11.2022  
**TARGET DATE:** 12.01.2023  
**REVISED TARGET:**  
**DECISION DATE:** 04.01.2023

**APPLICATION NO:** 6.79.3905.AI.DVCON

**LOCATION:**

Harrogate Town AFC Wetherby Road Harrogate North Yorkshire HG2 7RY

**PROPOSAL:**

Variation of conditions 2 (drawings) to increase crossing width across the Stray and gates, of planning consent 21/05013/FUL - Formation of new access/egress with gates and alteration to rear loading stand with associated works. Condition Number(s): 2

**APPLICANT:**

Harrogate Town AFC C/O WSP

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.06.2025.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:

Proposed Site Plan - Drwg No. (000)220 Rev B, 12.11.2022  
Location Plan - submitted 15 December 2021  
Existing and Proposed Elevations - Drwg No. (000)221 Rev A, 12.11.2022  
Existing and Proposed South Elevations - Drwg No. (000)021 Rev A,  
12.11.2022
- 3 No development shall commence on site before the approved tree report detail (Smeeden Foreman Impact Assessment dated Dec 2020) including root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan. The developer shall maintain such fences until all development subject of this permission is completed.
- 4 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered.
- 5 The development hereby permitted shall be carried out in strict accordance with the details of the Access/Egress management statement submitted 30 May 2022, submitted under application 21/05013/FUL.
- 6 The proposed gates hereby permitted shall not open onto the highway at any point.

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 good arboricultural practice and the amenity value of the trees.
- 4 In the interests of good arboricultural practice and the amenity value of the trees.
- 5 In the interests of highway safety and visual amenity.
- 6 In the interests of highway safety.



## INFORMATIVES

- 1 The area to the front of the property (including the pavement) forms part of the Stray. See map here -

[https://www.harrogate.gov.uk/info/20090/visit\\_parks\\_and\\_woodlands/393/the\\_stray\\_harrogate](https://www.harrogate.gov.uk/info/20090/visit_parks_and_woodlands/393/the_stray_harrogate)

It is important that all works are contained within the curtilage of the property. No deliveries can be made or materials stored on Stray land.

No vehicles can park on any areas of the Stray.

The proposed development affects Stray land and prior to the commencement of works the applicant will need to contact the Duchy of Lancaster and Harrogate Borough Council.

The Surveyor of Urban Lands,  
The Duchy of Lancaster,  
1 Lancaster Place,  
Strand,  
London  
WC2E 7ED  
<http://www.duchyoflancaster.co.uk/>

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<b>CASE NUMBER:</b>	22/04201/ADV	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	<b>E</b> 428147	<b>TARGET DATE:</b>	09.01.2023
	<b>N</b> 454062	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.271.BC.ADV

**LOCATION:**

Harlow Carr Gardens Crag Lane Harrogate North Yorkshire HG3 1QB

**PROPOSAL:**

Fabric banner, double-sided signs within an aluminium frame and supported by an oak post and aluminium stay.

**APPLICANT:**

RHS Garden Harlow Carr

APPROVED subject to the following conditions:-

- 1 The advertisements hereby approved shall remain in strict accordance with the details within the application form and the following submitted plans and details:

A1/A-218777 Proposed Banner Signage and 1707 02 Location and Block Plan  
(Received 01.11.2022 and 14.11.2022)

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04411/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	18.11.2022
<b>GRID REF:</b>	<b>E</b> 428147	<b>TARGET DATE:</b>	13.01.2023
	<b>N</b> 454062	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.01.2023

**APPLICATION NO:** 6.79.271.BD.FUL

**LOCATION:**

Harlow Carr Gardens Crag Lane Harrogate North Yorkshire HG3 1QB

**PROPOSAL:**

Construction of bridge over watercourse.

**APPLICANT:**

Royal Horticultural Society

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Site Plan - 3140/11B
  - Proposed Bridge General Arrangement - 26454/3010-P02
- 3 The development hereby permitted shall be carried out in strict accordance with the Arboricultural Method Statement dated 15th November 2022 and submitted to the council on the 17th November 2022.

## 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 good arboricultural practice.

## 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 the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
  - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority contact the County Council or visit their website for an application form.
  - iv) The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
  - v) It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
  - vi) If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
  - vii) Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists, and must have regard for the safety of Public Rights of Way users at all times.

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

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<b>CASE NUMBER:</b>	22/02571/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	01.09.2022
<b>GRID REF:</b>	<b>E</b> 430950	<b>TARGET DATE:</b>	27.10.2022
	<b>N</b> 455890	<b>REVISED TARGET:</b>	05.01.2023

**DECISION DATE:** 30.12.2022

**APPLICATION NO:** 6.79.1579.I.FUL

**LOCATION:**

5 Devonshire Place Harrogate North Yorkshire HG1 4AA

**PROPOSAL:**

Conversion and renovation of first and second floor to form 6no. apartments to include; demolition of buildings, the erection of side and rear extensions, renovation of ground floor bar, installation of lift, formation of 4no. terraces, alterations to fenestration and undercroft parking.

**APPLICANT:**

Mr Nicholas James Gallagher

2 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 3rd January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the approved plans set out below:

Site Plan	8368- BOW-A0-ZZ-DR-A-6009 P1
Location Plan	8368- BOW-A0-ZZ-DR-A-1000 P1
Proposed Ground Floor Plan	8368- BOW-A1-00-DR-A-2001 P2
Demolition Plan Ground Floor	8368- BOW-A1-00-DR-A-2011 P1
Entrance Lobby	8368- BOW-A1-00-DR-A-5001 P1
Prop Ground Floor Toilets	8368- BOW-A1-00-DR-A-5002-P1
Proposed First Floor Plan	8368- BOW-A1-00-DR-A-2002 P2
Demolition Plan First Floor	8368- BOW-A1-01-DR-A-2012 P1
Rear Brick Extension	8368- BOW-A1-01-DR-A-5004 P1
Proposed 2nd Floor Plan	8368- BOW-A1-02-DR-A-2003 P2
Demolition Plan 2nd Floor	8368- BOW-A1-02-DR-A-2013 P1
Proposed Roof Plan	8368- BOW-A1-03-DR-A-2004 P2
Proposed Front Elevation	8368- BOW-A1-ZZ-DR-A-3001 P2
Proposed Side Elevation	8368- BOW-A1-ZZ-DR-A-3002 P2
Proposed Rear Elevation	8368- BOW-A1-ZZ-DR-A-3003 P2
Proposed Side Elevation	8368- BOW-A1-ZZ-DR-A-3004 P2

Window Schedule	8368- BOW-A1-ZZ-DR-A-5015 P1
Door Details	8368- BOW-A1-ZZ-DR-A-5013 P1
Lift and Stairs	8368- BOW-A1-ZZ-DR-A-5010 P1
Dormer Windows	8368- BOW-A1-ZZ-DR-A-5005 P1
Section A-A and B-B	8368- BOW-A1-ZZ-DR-A-4010 P1
GA Section F-F	8368- BOW-A1-ZZ-DR-A-4004 P2
GA Section E-E and G-G	8368- BOW-A1-
ZZ-DR-A-4003 P2	
GA Section C-C and D-D	8368- BOW-A1-
ZZ-DR-A-4002 P2	
GA Section A-A and B-B	8368- BOW-A1-
ZZ-DR-A-4001 P2	
Section -Stairs and Lifts	8368- BOW-A1-ZZ-DR-A-5011 P1

- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, all groundworks in the affected area (with the exception of 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 measures identified in the approved Remediation Strategy, a verification report shall be submitted to and approved in writing by the local planning authority before any part of the development is first occupied or brought into use.
  
- 4 The development hereby permitted shall be undertaken in accordance with the noise attenuation measure set out in Section 9 of report Ref: DRUK/ACC/RS/HHWMMCDPHNN/2841 v3 and shall be maintained and retained as such for the lifetime of the development.
  
- 5 Prior to the first occupation of the apartments, a Validation Test of the sound attenuation works shall have been carried out and the results submitted to and approved by the LPA. Such Validation Test shall:
  - o Be carried out by a competent person in accordance with an approved method statement
  - o Demonstrate that the noise levels comply with Approved Doc E and BS8233 levels for night time have been achieved.

If the required levels have not been achieved, irrespective of the sound attenuation work already approved, a further scheme will be required incorporating recommendations of an acoustic consultant to achieve the specified noise levels. The scheme of works shall be submitted to and approved in writing by the LPA, installed before use of the development begins and thereafter retained. The approved scheme shall be fully implemented and completed prior to the first occupation of the site.

- 6 The proposed obscure glazed windows as set out in the windows schedule 8368-BOW-A1-ZZ-DR-A-5015 P1 shall be fixed light (non opening) obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times for the lifetime of the development.
- 7 Prior to the commencement of the external walling of the development, details of the proposed obscure glazing screens to the roof terraces shall be submitted for the written approval of the Local Planning Authority. Thereafter the approved details shall be implemented in full and thereafter retained as such unless otherwise approved in writing by the Local Planning Authority.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the approved elevations of the development hereby approved, without the prior written approval of the Local Planning Authority
- 9 The development hereby permitted shall be undertaken in accordance with the Construction Management Plan dated 29th December 2022.

#### 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.
- 4 In the interests of residential amenity and to accord with Local Plan Policy HP4
- 5 In the interests of residential amenity and to accord with Local Plan Policy HP4
- 6 In the interests of residential amenity and to accord with Local Plan Policy HP4
- 7 In the interests of residential amenity and to accord with Local Plan Policy HP4
- 8 In the interests of residential amenity and to ensure that the development is in keeping with the Conservation Area, and to accord with Local Plan Policies HP2, HP3 and HP4.
- 9 In the interests of residential amenity and to accord with Local Plan Policy HP4

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

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<b>CASE NUMBER:</b>	22/03982/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	14.10.2022
<b>GRID REF:</b>	E 431286	<b>TARGET DATE:</b>	09.12.2022
	N 455878	<b>REVISED TARGET:</b>	06.01.2022
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.79.14944.FUL

**LOCATION:**  
10 Sanders Walk Harrogate North Yorkshire HG1 4FA

**PROPOSAL:**  
Proposed single storey side extension and proposed window to side elevation

**APPLICANT:**  
Mr & Mrs Ross

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 6th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Location Plan' - Prepared by EDG: Architecture, drawing no. 2048.LP1, dated 15/09/2022 and received by the council on 14/10/2023.
  - o 'Block Plan' - Prepared by EDG: Architecture, drawing no. 2048.BP1, dated 22/09/2022 REV A and received by the council on 06/01/2023.
  - o 'Proposed Elevations - Option 2' - Prepared by EDG: Architecture, drawing no. 2048 D04, dated 30/06/2022 REV A and received by the council on 06/01/2022.
  - o 'Proposed Plans - Option 2' - Prepared by EDG: Architecture, drawing no. 2048 D03, dated 30/06/2022 REV A and received by the council on 07/12/2022.

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.

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<b>CASE NUMBER:</b>	22/04008/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	17.10.2022
<b>GRID REF:</b>	<b>E</b> 430924	<b>TARGET DATE:</b>	12.12.2022
	<b>N</b> 455921	<b>REVISED TARGET:</b>	13.01.2023
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.79.4468.A.FUL

**LOCATION:**

1 Devonshire Place Harrogate North Yorkshire HG1 4AA

**PROPOSAL:**

Conversion of 1 No dwelling including conversion of basement to form 4 No flats; installation of basement access doors, installation of 2 no lightwells; alterations to fenestration; installation of railings; erection of cycle/ external store. Revised plans.

**APPLICANT:**

JBirch Estates

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Proposed Site plan, Floor plans and Elevations; 1DP/PL02, Rev B, received 13.12.2022.
- 3 No part of the development must be brought into use until the cycle access, parking, manoeuvring and turning areas at 1 Devonshire Place Harrogate North Yorkshire HG1 4AA have been 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 Before first occupation of each flat, the developer shall provide written evidence to the local planning authority to demonstrate that the following internal sound levels have been achieved:
  - a) The 16hr LAeq shall not exceed 35dB between 0700 and 2300 hours when readings are taken in any noise sensitive rooms in the development.
  - b) The 8hr LAeq shall not exceed 30dB between 2300 and 0700 hours when readings are taken inside any bedroom in the development.



c) The LAF1 (15min) indoor shall not exceed 45 dB between 2300 and 0700hrs when readings are taken inside any bedroom in the development.

If it cannot be demonstrated that the aforementioned sound levels have been achieved, a further scheme incorporating further measures to achieve those sound levels shall be submitted for the written approval of the Local Planning Authority. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned sound levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before each flat is first brought into use.

5 Prior to its first occupation, suitable and sufficient provision shall be made for:

- o the storage and containment of refuse prior to collection
- o access for collection of refuse

These areas shall be maintained and retained at all times in perpetuity.

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

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
- 4 In the interest of safeguarding residential amenity in line with policy HP4.
- 5 In the interests of highway safety and to safeguard amenity within the site.
- 6 In the interest of safeguarding visual amenity within the Conservation Area in line with policy HP3 and HP3.

#### **INFORMATIVES**

- 1 The area to the front of the property (including the pavement) forms part of the Stray. See map here - [https://www.harrogate.gov.uk/info/20090/visit\\_parks\\_and\\_woodlands/393/the\\_stray\\_harrogate](https://www.harrogate.gov.uk/info/20090/visit_parks_and_woodlands/393/the_stray_harrogate)  
It is important that all works are contained within the curtilage of the property.  
No deliveries can be made or materials stored on Stray land.

No vehicles can park on any areas of the Stray.

- 2 The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at [https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim\\_guidance\\_on\\_transport\\_issues\\_\\_including\\_parking\\_standards.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim_guidance_on_transport_issues__including_parking_standards.pdf)

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<b>CASE NUMBER:</b>	22/04230/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	03.11.2022
<b>GRID REF:</b>	<b>E</b> 430804	<b>TARGET DATE:</b>	29.12.2022
	<b>N</b> 455576	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.79.14825.A.FUL

**LOCATION:**

4 Stokelake Road Harrogate North Yorkshire HG1 5NH

**PROPOSAL:**

Demolition of garage, erection of single storey rear extension and installation of hardstanding. Alterations to fenestration and front elevation with addition of render (revised scheme).

**APPLICANT:**

Christine Lister

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following detail received by the council on 03 November 2022:

Proposed Floor Plans and Elevations. Drawing no. P-004 Revision G dated 02.11.2022.

Proposed Long Site Elevations. Drawing no. P-005 Revision A dated 02.11.2022.

Proposed Site Plan. Drawing no. P-002 Revision B dated 02.11.2022.

**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.

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**CASE NUMBER:** 22/04243/DISCON      **WARD:** Harrogate High Harrogate  
**CASE OFFICER:** Amina Jones      **DATE VALID:** 09.11.2022  
**GRID REF:** E 430888      **TARGET DATE:** 04.01.2023  
N 455631      **REVISED TARGET:**  
**DECISION DATE:**

**APPLICATION NO:** 6.79.1469.G.DISCON

**LOCATION:**

Harcourt Gardens Care Home 6 Harcourt Road Harrogate North Yorkshire HG1 5NL

**PROPOSAL:**

Application for approval of details under Condition 11 of planning permission ref 21/03057/DVCMAJ (Variation of conditions 1 (approved plans), 2 (external roof and wall details), 3 (landscaping), 7 (highway improvements), 17 (Screening) and removal of condition 18 (green wall) to allow internal and external alterations to the buildings, changes to landscaped site layout and removal of green wall permission 19/05194/DVCMAJ, which was granted planning permission in February 2022.

**APPLICANT:**

Springfield Healthcare

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**CASE NUMBER:** 22/04291/FUL      **WARD:** Harrogate Hookstone  
**CASE OFFICER:** Sam Witham      **DATE VALID:** 09.11.2022  
**GRID REF:** E 432893      **TARGET DATE:** 04.01.2023  
N 455323      **REVISED TARGET:**  
**DECISION DATE:** 23.12.2022

**APPLICATION NO:** 6.79.6582.AU.FUL

**LOCATION:**

18 Hookstone Grange Way Harrogate North Yorkshire HG2 7BW

**PROPOSAL:**

Proposed garage conversion, porch infill and first floor side extension.

**APPLICANT:**

Mr And Mrs Gareth And Louise Barber

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.

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

02123-215, 02123-210, 02123-211 and 02123-110 as received by the Council on the 9th November 2022

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04609/ADV	<b>WARD:</b>	Harrogate Hookstone
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	30.11.2022
<b>GRID REF:</b>	<b>E</b> 433505	<b>TARGET DATE:</b>	25.01.2023
	<b>N</b> 454424	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.79.7157.A.ADV

**LOCATION:**

1 Freemans Way Harrogate North Yorkshire HG3 1RW

**PROPOSAL:**

V-shaped post sign.

**APPLICANT:**

Saint-Gobain Building Distribution

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Signage Specification (received 30/11/2022)  
.Site Plan (received 30/11/2022)

Reasons for Conditions:-

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

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**CASE NUMBER:** 21/01891/DISCON      **WARD:** Harrogate Kingsley  
**CASE OFFICER:** Kate Exley      **DATE VALID:** 30.04.2021  
**GRID REF:** E 431917      **TARGET DATE:** 25.06.2021  
   **N 456498**      **REVISED TARGET:**  
   **DECISION DATE:** 09.01.2023

**APPLICATION NO:** 6.79.14075.DISCON

**LOCATION:**

Land Comprising Field At 431917 456498 Harrogate North Yorkshire

**PROPOSAL:**

Application for the approval of details required under conditions 7 (Access Phasing Plan) and 14 (Construction Management Plan) of planning permission 21/05247/DVCMAJ.

**APPLICANT:**

Redrow House

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1      The Local Highway Authority has received sufficient information to approve detail required under condition 7 and 14 of 21/01891/DISCON. The acceptable detail is as follows:
  - KRH-16-02-19C Construction Management Plan
  - KRH-16-02-28 Programme of Works
  - Norcon Construction Programme (Excel)
  - 4619-16-06-117 - Surface Water Management Plan
  - Work Near Existing Railway Lines - Norcon Construction Dated 23.08.22
  - Appendix 9 - WB61206 BAPA signed - Network Rail Dated 05.05.22
  - Email dated 16/06/22 from Stonebridge Homes confirming connectivity coordinates.
  - Kingsley Road Harrogate No Invasive Species Present Report May 2021 Ebsford
  - SF3184 CEMP Biodiversity, Kingsley Road, Harrogate, June 2021 - Revision A Smeeden and Foreman

**Condition 7 - Access Phasing**

The Applicant has confirmed his intention to afford connectivity of the application site to the existing highway at Kingsley Road and also to the adjoining sites referenced as H48, H47 and H21 plus connectivity to the proposed multi-user route resting within the applicants control. The applicant has provided written confirmation of the Ordnance Survey Co-ordinates to identify the centreline of adjoining developer and works. A programme for delivering these links has been provided.

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<b>CASE NUMBER:</b>	22/03315/FUL	<b>WARD:</b>	Harrogate Kingsley
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	25.08.2022
<b>GRID REF:</b>	<b>E</b> 432128	<b>TARGET DATE:</b>	20.10.2022
	<b>N</b> 456387	<b>REVISED TARGET:</b>	12.01.2023
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.79.1554.T.FUL

**LOCATION:**

Kingsley Farm Kingsley Road Harrogate North Yorkshire HG1 4RF

**PROPOSAL:**

Alterations to domestic curtilage, creation of new driveways and erection of two garages at Kingsley Farmhouse and The Roost.

**APPLICANT:**

Quarters Kingsley Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Site Plan As proposed - 22.169 / 106D
  - Single Garage As Proposed - 22.169 / 110A
  - Tree Protection Plan and Arboricultural Method Statement - TPP01/A
  - Gate and Gate Posts as Proposed - 22.169 / 111
- 3 Before any materials are brought onto the site or any development is commenced, the developer shall submit for approval a specification for root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 4 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.
- 5 Prior to the commencement of any site clearance, demolition or development an Arboricultural Method Statement (AMS) is to be submitted for approval setting out how the proposed site access will be created pre (temporary access) and post (final access type and specification) the build phase ensuring minimal harm to the roots

within the compromised Root Protection Area(s) of the tree(s) and shall be submitted for the prior approval of the Local Planning Authority in consultation with the Council's Arboricultural Officer. Thereafter site clearance, demolition and development shall be carried out in accordance with the approved AMS.

- 6 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of the health and amenity of trees.
- 4 In the interests of the health and amenity of trees.
- 5 In the interests of the health and amenity of trees.
- 6 In the interests of the health and amenity of trees.

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<b>CASE NUMBER:</b>	22/04594/FUL	<b>WARD:</b>	Harrogate Kingsley
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	02.12.2022
<b>GRID REF:</b>	<b>E</b> 431825	<b>TARGET DATE:</b>	27.01.2023
	<b>N</b> 455769	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.79.14962.FUL

**LOCATION:**

11 Birstwith Road Harrogate North Yorkshire HG1 4TG

**PROPOSAL:**

Demolition of existing detached timber garage and construction of new masonry garage.  
Erection of new fence/gate.

**APPLICANT:**

Harrogate Joinery And Building Services

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 6th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Existing and Proposed 1334 01 01 Sep 22

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.

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<b>CASE NUMBER:</b>	22/04721/CLOPUD	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	09.12.2022
<b>GRID REF:</b>	E 430958 N 453116	<b>TARGET DATE:</b>	03.02.2023
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023
<b>APPLICATION NO:</b>	6.79.14967.A.CLOPU D		

**LOCATION:**

89 Beech Road Harrogate North Yorkshire HG2 8DZ

**PROPOSAL:**

Conversion of existing loft space with a new dormer to the rear to form master bedroom & in-suite

**APPLICANT:**

C/O NW Architects

APPROVED

- 1 The proposed loft conversion and rear dormer as shown on drawing package 'Proposed Elevations 220004-P220 REV A' and 'Proposed Floor and Roof Plans 22004-P210 REV A' submitted to the council on the 9th December 2022 complies with Schedule 2 Part 1, Class B of the General Permitted Development Order 2015 (as amended in January 2022).

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<b>CASE NUMBER:</b>	22/04132/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	03.11.2022



**GRID REF:** E 430490  
N 451382

**TARGET DATE:** 29.12.2022  
**REVISED TARGET:**  
**DECISION DATE:** 23.12.2022

**APPLICATION NO:** 6.152.460.FUL

**LOCATION:**

24 Pannal Avenue Pannal North Yorkshire HG3 1JR

**PROPOSAL:**

Erection of single storey wrap-around extension on north west elevation, single storey wrap-around extension on south west elevation and erection of first floor dormer window to north-east elevation.

**APPLICANT:**

Mr and Mrs Hart

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the following approved document:  
  
Amended Floor Plans and Elevations. Drawing no. P02 Revision A. Received 06.12.22.
- 3 The external materials of the dormer hereby approved shall match the existing roof tiles as per drawing no. P02 Rev A.

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.

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**CASE NUMBER:** 22/04381/FUL  
**CASE OFFICER:** Lisa Alder  
**GRID REF:** E 429308  
N 453177

**WARD:** Harrogate Pannal Ward  
**DATE VALID:** 15.11.2022  
**TARGET DATE:** 10.01.2023  
**REVISED TARGET:**  
**DECISION DATE:** 22.12.2022

**APPLICATION NO:** 6.79.11281.A.FUL

**LOCATION:**

The Firs 34 Yew Tree Lane Harrogate North Yorkshire HG2 9JS

**PROPOSAL:**

Removal of the existing garage. Construction of a single storey side / rear extension.

**APPLICANT:**

Ms Dixon

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22nd December 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawing:  
'Planning Drawing' DWG: 2251-01A dated November'22 received by the council on 8th December 2022.

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.

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<b>CASE NUMBER:</b>	22/04485/TPO	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	24.11.2022
<b>GRID REF:</b>	<b>E</b> 429429	<b>TARGET DATE:</b>	19.01.2023
	<b>N</b> 452821	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.8344.C.TPO

**LOCATION:**

3 Harlech Way Harrogate North Yorkshire HG2 9EZ

**PROPOSAL:**

Works to 4 no. Sycamore of Tree Preservation Order No. 03/1993 Fell 1 no. Sycamore (T1)- a lot of rot at the base and a hole going underneath it. No replacement planting due to the tree cover in this area already, It's right next to T2. 1 no. Sycamore (T2) -Crown reduction of extended leaders to the red line shown in the attached photo. Crown lift to 4m max cuts 40mm. Tree has large included unions. Reduction in size would help take stress

an prevent failure. 1 no. Sycamore (T3)-Crown reduction of the extended leader to the red lines shown in the attached photos, crown lift to 4m max pruning cuts 40mm. Crown thin by 15% max pruning cuts 25mm. Tree has large included unions. Reduction in size would help take stress an prevent failure. 1 no. Sycamore (T4)-Lateral Reduction to clear the garage and property by 2.5m max pruning cuts 40mm. These trees are all now touching and have formed a large hedge line, like screen. We wish to get some light back into the garden and separate these trees, keeping the amenity value from the road side but make these back into individual trees. This will keep a screen between the properties.

**APPLICANT:**

Mrs Jo Bird

Part APPROVED and part REFUSED as set out below:

**PART TO BE APPROVED:**

T1-Fell. T2, T3, T4-Crown lift to height not in excess of 3 metres above ground level- Lateral reduction not exceeding 1/1.5 metre of internal branches between T2/T3 and T3/T4-Pruning will not exceed 5 metres in height above ground level.

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. No pruning wounds in excess of 25mm diameter

Reasons for Conditions:

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

**PART TO BE REFUSED:**

1 no. Sycamore (T2)- Crown lift to 4 metres and crown reduction. 1 no. Sycamore (T3)- Crown reduction, crown lift to 4 metres, crown thin by 15%. 1 no. Sycamore (T4)- Lateral Reduction to clear the garage and property by 2.5m.

Reasons for refusal:

- 1 The proposed works would significantly harm the visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework

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<b>CASE NUMBER:</b>	22/04257/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	E 429957	<b>TARGET DATE:</b>	09.01.2023
	N 453336	<b>REVISED TARGET:</b>	11.01.2023
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.79.4547.E.FUL

**LOCATION:**

33 Rossett Drive Harrogate North Yorkshire HG2 9NS

**PROPOSAL:**

Demolition of existing conservatory and erection of replacement conservatory.

**APPLICANT:**

Martin Dowling

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Location Plan' - received by the council on 07/11/2022.
  - o 'Site Plan' - Drawing no. RD-00496, dated 05/11/2022 and received by the council on 07/11/2022.
  - o 'Proposed Ground Floor Plan' - Drawing no. RD-00499, dated 05/11/2022 and received by the council on 07/11/2022.
  - o 'Proposed Elevations' - Drawing no. RD-00498, dated 05/11/2022 and received by the council on 07/11/2022.

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.

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<b>CASE NUMBER:</b>	22/04304/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	10.11.2022
<b>GRID REF:</b>	<b>E</b> 429310	<b>TARGET DATE:</b>	05.01.2023
	<b>N</b> 453362	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.10194.C.FUL

**LOCATION:**

Broadway Cottage 127 Pannal Ash Road Harrogate North Yorkshire HG2 9JL

**PROPOSAL:**

Proposed Ground Floor Infill Extension and Garage Conversion on First Floor

**APPLICANT:**

E Maw

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
- Proposed Plans and Elevations - 297-0622 P02

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.

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<b>CASE NUMBER:</b>	22/04367/ADV	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 432960	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 456049	<b>REVISED TARGET:</b>	

**DECISION DATE:** 05.01.2023

**APPLICATION NO:** 6.79.610.E.ADV

**LOCATION:**

Footpath Outside Starbeck Post Office (51) High Street Harrogate North Yorkshire HG1 4PZ

**PROPOSAL:**

Display of 2no. digital 75 inch LCD display screen, one on each side of the Street Hub unit.

**APPLICANT:**

Harlequin Group

REFUSED. Reason(s) for refusal:-

- 1 The proposed advertisement is considered intrusive and inappropriate development on High Street. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the surrounding area and setting of the neighbouring heritage asset would be harmful. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3 of the Local Plan and guidance within the NPPF.

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<b>CASE NUMBER:</b>	22/04371/FUL	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	30.11.2022
<b>GRID REF:</b>	E 432960	<b>TARGET DATE:</b>	25.01.2023
	N 456049	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.79.610.D.FUL

**LOCATION:**

Footpath Outside Starbeck Post Office (51) High Street Harrogate North Yorkshire HG1 4PZ

**PROPOSAL:**

Removal of existing BT phone box and installation of a proposed replacement BT Street Hub on footpath on High Street and associated display of advertisement to both sides of the unit.

**APPLICANT:**

BT Group PLC

REFUSED. Reason(s) for refusal:-

- 1 The proposed advertisement is considered intrusive and inappropriate development on High Street. The impact of the proposed BT Hub and the associated advertisement on the appearance and character of the surrounding area and setting of the neighbouring heritage asset would be harmful. The view of the proposed BT Hub and the associated advertisement therefore remains as per advised under the pre-application enquiry. The proposed infrastructure is viewed as street clutter, with unrelated advertisement to the area and therefore would fail to preserve or enhance the character of the area or the surrounding street landscape.

The proposal does not comply with the requirements of policies HP2 and HP3 of the Local Plan and guidance within the NPPF.

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<b>CASE NUMBER:</b>	22/04129/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Kate Exley	<b>DATE VALID:</b>	07.11.2022
<b>GRID REF:</b>	<b>E</b> 431944	<b>TARGET DATE:</b>	02.01.2023
	<b>N</b> 454965	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.79.14948.FUL

**LOCATION:**

5 Wayside Crescent Harrogate North Yorkshire HG2 8NJ

**PROPOSAL:**

Demolition of garage and erection of single storey front, side and rear wrap-around extension. Erection of front porch and Installation of entrance gate. External alterations including replacement windows.

**APPLICANT:**

Benbac Developments Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.
- 2 The development hereby approved shall be carried out in strict accordance with the application form and the following approved drawings:

Proposed Floor Plans. Drawing no. 1.2 dated October 2022. received by the council 26.10.22

Proposed Elevations. Drawing no. 1.6 dated October 2022. received by the council 26.10.22

Existing and Proposed Gate Elevation Section. Drawing no. 1.7 dated November 2022. received by the council 07.11.22

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

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<b>CASE NUMBER:</b>	22/04346/DISCON	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	25.11.2022
<b>GRID REF:</b>	<b>E</b> 431443	<b>TARGET DATE:</b>	20.01.2023
	<b>N</b> 454462	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.79.4830.O.DISCON

#### **LOCATION:**

Site Of The Lawns Nursing Home 31 Oatlands Drive Harrogate North Yorkshire HG2 8JT

#### **PROPOSAL:**

Approval of details under Condition 4 (window and door materials) of 21/02882/DVCMAJ (Variation of conditions 2 and 9 of planning permission 20/01168/DVCMAJ to allow for additional course to stone plinths, amended parking layouts, repositioning of cycle store, provision of patio areas to Apartments 1 & 2, and balconies to Apartments 5, 6 and 7 with associated changed fenestration to incorporate doors, deletion of stone panel above French doors and enlargement of utility and kitchen windows to Apartment 3 and repositioned windows to Apartments 3,6,8,9 and 10).

#### **APPLICANT:**

Amberstone Developments (North Yorkshire) Ltd

CONFIRMATION of discharge of condition(s)

#### **INFORMATIVES**



- 1 All windows to the development hereby permitted shall be retained as such for the life of the development.

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<b>CASE NUMBER:</b>	22/04486/TPO	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	23.11.2022
<b>GRID REF:</b>	<b>E</b> 431296	<b>TARGET DATE:</b>	18.01.2023
	<b>N</b> 454350	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.79.7844.E.TPO

**LOCATION:**

5 Wheatlands Road East Harrogate North Yorkshire HG2 8PX

**PROPOSAL:**

Crown reduction of extended leaders of 1 no. Copper Beech tree with maximum pruning cuts at 40mm. Lateral reduction of 1 no. Oak to clear dwelling (no. 5) by 2m and neighbouring dwelling (no. 3a) by 1.5m with maximum pruning cuts at 40mm. Works to trees within Tree Preservation Order 06/1986.

**APPLICANT:**

Mr William Woods

Part APPROVED and part REFUSED as set out below:

**PART TO BE APPROVED:**

Lateral reduction of 1 no. Oak to clear dwelling (no. 5) by 2m and neighbouring dwelling (no. 3a) by 1.5m with maximum pruning cuts at 40mm.

Subject to the following Conditions;

- 1 The works hereby approved shall be completed within two years of the date of this decision
- 2 The proposed works shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be carried out by a trained arborist with appropriate public liability insurance.

All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:

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

1990.

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

**PART TO BE REFUSED:**

Crown reduction of extended leaders of 1 no. Copper Beech tree with maximum pruning cuts at 40mm.

**Reasons for refusal:**

- 1 The proposed works would significantly harm the health of the tree and visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.

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<b>CASE NUMBER:</b>	22/04579/TPO	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	29.11.2022
<b>GRID REF:</b>	<b>E</b> 431471	<b>TARGET DATE:</b>	24.01.2023
	<b>N</b> 454326	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.79.5726.U.TPO

**LOCATION:**

Kingsdon House 40 Oatlands Drive Harrogate North Yorkshire HG2 8JR

**PROPOSAL:**

Works to tree within Tree Preservation Order no. 05/1987 A1 2 no. Eucalyptus (T2 and T3))- Crown reduction by 4 -5 metres to previous pruning cuts. 15 no. Leylandi (T5)- Fell, poor quality and interfering with neighbouring house.

**APPLICANT:**

Mr Jonathan Greenwood

Part APPROVED and part REFUSED as set out below:

**PART TO BE APPROVED:**

Felling of 15 no. Leylandii (T5).

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.

PART TO BE REFUSED:

Crown reduction of 2 no. Eucalyptus (T2 and T3) by 4 -5 metres.

Reasons for refusal:

- 1 The proposed works would significantly harm the health of the tree and visual amenity of the locality. This would conflict with guidance National Planning Policy Framework.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.

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<b>CASE NUMBER:</b>	22/04621/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	01.12.2022
<b>GRID REF:</b>	<b>E</b> 431836	<b>TARGET DATE:</b>	26.01.2023
	<b>N</b> 454629	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.01.2023

**APPLICATION NO:** 6.79.9759.B.FUL

**LOCATION:**

17 Arncliffe Road Harrogate North Yorkshire HG2 8NQ

**PROPOSAL:**

Proposed two storey extension to side/rear.

**APPLICANT:**

Mr And Mrs Gilbert

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 9th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Plans and Elevations - 02C
  - Proposed Loft Plan and Section - 02C

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.

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<b>CASE NUMBER:</b>	22/03189/FUL	<b>WARD:</b>	Harrogate Valley Gardens
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	16.08.2022
<b>GRID REF:</b>	<b>E</b> 429689	<b>TARGET DATE:</b>	11.10.2022
	<b>N</b> 454728	<b>REVISED TARGET:</b>	23.12.2023
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.79.5657.C.FUL

**LOCATION:**

1 Queens Road Harrogate North Yorkshire HG2 0HE

**PROPOSAL:**

Demolish a structurally defective garage to replace this with a purpose built home gym, games room and guest accommodation incidental to the enjoyment of the main dwelling.

**APPLICANT:**

Mr And Mrs Straker

REFUSED. Reason(s) for refusal:-

- 1 The resultant building would not be subservient in size or scale to the main dwelling. The proposal will result in a very tall two storey building that gives off the visual appearance of an independent dwelling rather than a building ancillary to 1 Queens Road. Whilst it is acknowledged that the building is sited in the rear garden, the sheer size of the resultant building is still considered to be unacceptable and would detrimentally impact on the space about the buildings in this area of Queens Road. As such, the resultant building is not considered to be subservient in scale when taking into consideration the host property. The proposed garage extension is not in line with the NPPF, policies HP2, HP3 and HS8 of the Harrogate District Local Plan (2014) and the Council's Design Guide.
- 2 The proposal is considered to have a harmful impact on the nearby neighbouring amenity due to the increase in the height of the building and the close relationship with neighbouring dwellings. The proposal is therefore considered to have an adverse impact on the residential amenity currently enjoyed by neighbouring dwellings and is not in accordance with policies HS8 and HP4 in the Harrogate District Local Plan (2014) and the Council's Design Guide.
- 3 It is considered that the proposed garage will have a detrimental impact on the character and appearance of the Harrogate Conservation Area by means of its size, scale and overall appearance. The proposed garage extension is not in line with the NPPF, policies HP2, HP3 and HS8 of the Harrogate District Local Plan (2014) and the Council's Design Guide.

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<b>CASE NUMBER:</b>	22/04430/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	22.11.2022
<b>GRID REF:</b>	E 427192	<b>TARGET DATE:</b>	17.01.2023
	N 457812	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.93.780.FUL

**LOCATION:**  
6 Glebe Court Killinghall North Yorkshire HG3 2DQ

**PROPOSAL:**  
Partial conversion of loft to provide habitable accommodation. Proposed dormer window to north elevation and 2no. roof lights to north and south elevations. Proposed porch to north elevation. Proposed pergola over existing patio to south elevation.

**APPLICANT:**  
Mr & Mrs Inggall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.

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

Proposed Plans and Elevations - Drawing No. 3964-PD-03, rev.A. Received 18.11.2022.

Proposed Site Plan - Drawing No. 3964-PD-04. Received 18.11.2022.

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.

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<b>CASE NUMBER:</b>	22/04383/CLOPUD	<b>WARD:</b>	Knareborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 435874	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 456564	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023
<b>APPLICATION NO:</b>	6.100.717.E.CLOPUD		

**LOCATION:**

Ranworth 14 Knareborough North Yorkshire

**PROPOSAL:**

Certificate of lawful development for decking to the rear garden of the property and amendments to the front boundary treatment to include - Installation of rendered masonry piers with new pedestrian / vehicle access gates (open in) set back from non-adopted private access road - Removal of block paving and replacement with various hard-standing materials (Block Paving / Gravel / Paving).

**APPLICANT:**

FISCH Developments

APPROVED

- 1 The proposed garden decking as shown on drawing number BR/14WETH/300\_R is considered permitted development under the terms of Schedule 2, Part 1, Class E of

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

- 2 The proposed Gates, Fences, Walls, etc as shown on drawing number BR/14WETH/300\_R is considered permitted development under the terms of Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 3 The proposed means of access to a highway as shown on drawing number BR/14WETH/300\_R is considered permitted development under the terms of Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- 4 The proposed hard surfaces as shown on drawing number BR/14WETH/300\_R is considered permitted development under the terms of Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

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<b>CASE NUMBER:</b>	22/04094/FUL	<b>WARD:</b>	Knareborough Castle
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	17.11.2022
<b>GRID REF:</b>	E 434539	<b>TARGET DATE:</b>	12.01.2023
	N 457165	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.01.2023

**APPLICATION NO:** 6.100.13693.FUL

**LOCATION:**

3 High Bridge Court Waterside Knareborough North Yorkshire HG5 9AZ

**PROPOSAL:**

Change of use from C3 dwelling to a short term holiday let

**APPLICANT:**

Andy Ip

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Location Plan received by the Council on the 9th Nov 2022.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04259/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 447519	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 446940	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.150.80.FUL

**LOCATION:**

Wighill House Church Lane Wighill North Yorkshire LS24 8BG

**PROPOSAL:**

Raising of roof of outbuilding, removal of chimney stacks, removal of rooflights and formation of rear dormer extension.

**APPLICANT:**

Mr Magnus Inness

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10th January 2026.
- 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 07.11.2022)
  - Site Plan: Drwg No.22/04-45 (Received 07.11.2022)
  - Proposed Ground Floor Plan: Drwg No.22/04-40 Rev D (Received 14.12.2022)
  - Proposed First Floor Plan: Drwg No.22/04-41 Rev B (Received 14.12.2022)
  - Proposed Elevations: Drwg No.22/04-42 Rev D (Received 14.12.2022)

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.



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<b>CASE NUMBER:</b>	22/04261/CLOPUD	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	07.11.2022
<b>GRID REF:</b>	<b>E</b> 449930	<b>TARGET DATE:</b>	02.01.2023
	<b>N</b> 451486	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.125.37.E.CLOPUD

**LOCATION:**

Ashley Tockwith Road Long Marston North Yorkshire YO26 7PQ

**PROPOSAL:**

Certificate of Lawful Development for proposed single storey rear extension.

**APPLICANT:**

Mr And Mrs Parkinson

REFUSED

- 1 The proposal is not considered "permitted development" under the General Permitted Development Order (2015) as amended on the grounds outlined above and summarised below:

In accordance with paragraph A.1(ja), the total enlargement to be considered here should be considered to be the enlarged part proposed now together with any existing enlargement of the original dwellinghouse to which it will be joined.

In this case, the rear wall that the proposed extension would project from is part of a previous side extension to the original dwelling (an extension added in 1978 under reference: 78/13262/FUL).

The total enlargement to be considered here therefore comprises of both the extension proposed now and the previous extension to the side of the original dwelling to which it would be joined. As such, the total enlargement does not comply with the following criteria for the following reasons:

- A.1(f) - The total enlargement would project more than 4m beyond the rear wall of the original dwellinghouse and would exceed 4 metres / single storey height;
- A.1(g) - The total enlargement would exceed 4 metres in height / single storey height;
- A.1(h) - The total enlargement would have more than a single storey and would extend beyond the rear wall of the original dwellinghouse by more than 3 metres;
- A.1(i) - The total enlargement would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the eaves would exceed 3 metres in height;
- A.1(j) - The total enlargement would extend beyond a wall forming the side elevation of the original dwellinghouse and exceed 4m in height and have more than a single

storey.

Therefore, planning permission is required and a Certificate of Lawfulness for the Proposed Development cannot be granted.

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<b>CASE NUMBER:</b>	22/04683/TPO	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	07.12.2022
<b>GRID REF:</b>	<b>E</b> 447114	<b>TARGET DATE:</b>	01.02.2023
	<b>N</b> 452311	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.124.408.F.TPO

**LOCATION:**  
40 Marston Road Tockwith North Yorkshire YO26 7PR

**PROPOSAL:**  
Fell 1 no. Ash (T2) of Tree Preservation Order No. 19/2004 T2 Ash tree has early signs of Ash die back. Also has damage/rot at the base. Safety concerns as it overhangs property and road. Ideally no replacement planting due to shortage of room- could look to put a tree in somewhere else.

**APPLICANT:**  
Harrogate Housing Association

REFUSED. Reason(s) for refusal:-

- 1 The proposed works would significantly harm the visual amenity of the locality. This would conflict with guidance in the National Planning Policy Framework.
- 2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance in the National Planning Policy Framework.

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<b>CASE NUMBER:</b>	22/04769/PND	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	15.12.2022
<b>GRID REF:</b>	<b>E</b> 441659	<b>TARGET DATE:</b>	09.02.2023
	<b>N</b> 453478	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.109.19.PND

**LOCATION:**

The Hollies North Road Cottages Walshford North Yorkshire LS22 5HT

**PROPOSAL:**

The building proposed for demolition is a detached residential dwelling with rendered walls and a slate roof, which fronts onto Moor Lane, Walshford.

**APPLICANT:**

Mr B Dent

Prior approval not required

**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.

Similarly nesting birds are also normally protected under the Act.

You are recommended to engage ecological consultants in the first instance, to assess whether protected species are present to avoid inadvertently breaking the law. Should any bats or evidence of bats be found prior to or during demolition, 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 demolition in an lawful manner.

Natural England can be contacted at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk), or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

Equally, in respect of the discovery of nesting birds Natural England should be contacted for advice.

- 2 A Demolition Notice may be required under the Building Regulations.

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**CASE NUMBER:** 22/03845/FUL  
**CASE OFFICER:** Amy Benfold  
**GRID REF:** E 422349  
N 480847

**WARD:** Masham & Kirkby Malzeard  
**DATE VALID:** 06.10.2022  
**TARGET DATE:** 01.12.2022  
**REVISED TARGET:** 06.01.2023  
**DECISION DATE:** 04.01.2023

**APPLICATION NO:** 6.3.9.C.FUL

**LOCATION:**

Black Bull Yard, Stone Close Red Lane Masham North Yorkshire HG4 4HD

**PROPOSAL:**

First floor extension onto existing dwelling to provide 2no. dwellings at Stone Close.  
(Revised Scheme).

**APPLICANT:**

Katie Drabkin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
(Amended) Proposed Site Plan - Drawing No. PL06, rev.C. Received 28.11.2022.  
  
(Amended) Proposed Ground Floor Plan - Drawing No. PL20, rev.C. Received 28.11.2022.  
  
(Amended) Proposed First Floor Plan - Drawing No. PL21, rev.C. Received 28.11.2022.  
  
(Amended) Proposed Roof Plan - Drawing No. PL22, rev.C. Received 28.11.2022.  
  
(Amended) Proposed Elevations - Drawing No. PL25, rev.C. Received 28.11.2022.  
  
(Amended) Proposed 3D Visual - Drawing No. PL28, rev.C. Received 28.11.2022.  
  
(Amended) Proposed 3D Visual - Drawing No. PL29, rev.C. Received 28.11.2022.

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.

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**CASE NUMBER:** 22/04096/FUL  
**CASE OFFICER:** Chloe Temple  
**GRID REF:** E 420730  
N 473296

**WARD:** Masham & Kirkby Malzeard  
**DATE VALID:** 02.11.2022  
**TARGET DATE:** 28.12.2022  
**REVISED TARGET:**

**DECISION DATE:** 04.01.2023

**APPLICATION NO:** 6.24.122.G.FUL

**LOCATION:**

Hedge Nook Farm Kirkby Moor Road Kirkby Malzeard North Yorkshire HG4 3QR

**PROPOSAL:**

Construction of a steel portal frame building over an existing silage clamp for agricultural purposes.

**APPLICANT:**

KE And KL Nicholson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 04.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings received by the council on 24/10/2022 -
  - Roof over Silage Clamp - ref no. HRS/322-BLDG3
  - Landscaping Plan
  - Occupation Plan
  - Site Plan
  - Design and Access Statement - HRS/AJH/322-BLDG3

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.

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<b>CASE NUMBER:</b>	22/04324/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	E 422921	<b>TARGET DATE:</b>	09.01.2023
	N 476357	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.18.79.B.FUL

**LOCATION:**

Grewelthorpe Church Of England Primary School Grewelthorpe Ripon North Yorkshire HG4 3BH

**PROPOSAL:**

Conversion of part of loft space to form 2no classrooms. Installation of roof lights to east and west elevations. Installation of external fire escape to north elevation. Installation of first floor windows to north and south elevations. (Revised Scheme)

**APPLICANT:**

Grewelthorpe C Of E Primary School

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22nd December 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Proposed Plans and Elevations - Drawing No. 5110. Received 14.11.2022.

Proposed Site Plan - Drawing No. 5110. Received 14.11.2022.

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.

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<b>CASE NUMBER:</b>	22/04340/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Sam Witham	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	<b>E</b> 422669	<b>TARGET DATE:</b>	09.01.2023
	<b>N</b> 480677	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.01.2023

**APPLICATION NO:** 6.3.366.FUL

**LOCATION:**

St Marys Church Market Place Masham North Yorkshire HG4 4EQ

**PROPOSAL:**

Change of use from agricultural land to form extension to existing graveyard

**APPLICANT:**

Parish Clerk

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 5th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

ST MARYS CHURCH CEMETERY, ST MARYS CHURCH TOPO 1 and ST MARYS CHURCH TOPO 2 received 14th November 2022.

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.

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<b>CASE NUMBER:</b>	22/04446/DVCON	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	21.11.2022
<b>GRID REF:</b>	<b>E</b> 422057	<b>TARGET DATE:</b>	16.01.2023
	<b>N</b> 480947	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.12.2022

**APPLICATION NO:** 6.3.114.B.DVCON

**LOCATION:**

Westridge Fearby Road Masham North Yorkshire HG4 4ES

**PROPOSAL:**

Application to remove condition 9 (occupancy restriction) of planning approval 84/01810/FUL for the erection of 1 no. 3 bedroomed bungalow and double garage.

**APPLICANT:**

Mrs C Orr

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, as amended by letter and/or drawings received by the Local Planning Authority on 24th August 1984 and as modified by the conditions of this consent.
- 2 All new doors and windows shall be set back a minimum of 75mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.

- 3 Any trees, shrubs and or/hedges on or around the site shall not be felled, lopped or removed without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 In order to ensure compliance with the approved drawings.
- 2 In the interests of visual amenity
- 3 In the interests of visual amenity and biodiversity

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<b>CASE NUMBER:</b>	22/04607/FUL	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	01.12.2022
<b>GRID REF:</b>	E 421437	<b>TARGET DATE:</b>	26.01.2023
	N 473865	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.24.74.I.FUL

**LOCATION:**

Ashfield Kirkby Moor Road Kirkby Malzeard North Yorkshire HG4 3QR

**PROPOSAL:**

Demolition of existing conservatory. Replacement oak framed garden room/orangery.

**APPLICANT:**

Mr Philip Holden

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - .Proposed Garden Room 3 of 4 (received 10/01/2023)
  - .Proposed Garden Room 4 of 4 (received 10/01/2023)
  - .Block Plan (received 01/12/2022)
- 3 Prior to commencement of the development hereby permitted, confirmation of the proposed roof material shall be provided for the written approval of the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.



Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04133/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	02.11.2022
<b>GRID REF:</b>	E 423660	<b>TARGET DATE:</b>	28.12.2022
	N 459149	<b>REVISED TARGET:</b>	13.01.2023
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.91.123.E.FUL

**LOCATION:**

Coachmans Cottage New Road High Birstwith North Yorkshire HG3 2JF

**PROPOSAL:**

Extension of rear basement and rear ground floor and erection of two rear dormers (retrospective)

**APPLICANT:**

Mr John Harrison

REFUSED. Reason(s) for refusal:-

- 1 The 2no. dormer windows, due to their size, design and position dominate the roof slope of the central section of the dwelling in a manner that detracts from the simple roof forms of the dwelling and appear visually prominent and intrusive, detrimental to the character of the Nidderdale Area of Outstanding Natural Beauty. This is contrary to policies HP3, GS6 and NE4 of the Harrogate District Local Plan and the Council's Guidelines in the House Extension's and Garages Design Guide (SPD).

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<b>CASE NUMBER:</b>	22/04325/OUT	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	16.11.2022
<b>GRID REF:</b>	E 424926	<b>TARGET DATE:</b>	11.01.2023
	N 457244	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.99.163.C.OUT

**LOCATION:**

Greystone Plain Farm Grayston Plain Lane Felliscliffe North Yorkshire HG3 2LY

**PROPOSAL:**

Outline application for the erection of 1 no. Agricultural Worker's Dwelling to serve Greystone Plain Farm, Harrogate (all matters reserved)

**APPLICANT:**

Mr Tom Clarke

REFUSED. Reason(s) for refusal:-

- 1 The application site is located within 'open countryside' in an area where housing is only permitted in line with paragraph 80 of the NPPF. Whilst the proposal is for a rural workers dwelling, it is not considered that there is sufficient justification to support a further rural workers dwelling in addition to the farm house and existing agricultural workers dwelling on the and thus the proposal would be contrary to Local Plan Policy HS9, the Council's SPD 'Rural Worker's Dwellings' and paragraph 80 of the NPPF.
- 2 The proposed location due to its elevated and isolated position would create harm to the landscape character of the area and the Nidderdale AONB due to the level of encroachment into the open countryside. This would be contrary to Local Plan Policies GS6 and NE4 and paragraph 176 of the NPPF.

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<b>CASE NUMBER:</b>	22/04427/DVCON	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	18.11.2022
<b>GRID REF:</b>	E 423044	<b>TARGET DATE:</b>	13.01.2023
	N 458775	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.12.2022

**APPLICATION NO:** 6.91.276.A.DVCON

**LOCATION:**

Hew Green Farm Hew Green To Swarcliffe Top High Birstwith North Yorkshire HG3 2JL

**PROPOSAL:**

Application to vary condition 2 (drawings) of Planning Approval 20/05115/FUL due to change in design and extent of rebuild

**APPLICANT:**

Mr P Saddington

REFUSED. Reason(s) for refusal:-

- 1 The proposed works would be materially different to the description of development granted on appeal and a Section 73 application may not be used to vary planning permission where the change sought would require a variation to the terms of the description of development.
- 2 The level of works required to enable the development would not comply with Policy HS6 of the Local Plan and would equate to the erection of a new dwelling in an 'open countryside' location which would be contrary to Policies GS2 and GS3 of the Local Plan.

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<b>CASE NUMBER:</b>	22/04456/PNA	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	21.11.2022
<b>GRID REF:</b>	<b>E</b> 422641	<b>TARGET DATE:</b>	16.01.2023
	<b>N</b> 460435	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.66.286.E.PNA

**LOCATION:**

Flos Cottage Hardcastle Garth Hartwith Harrogate North Yorkshire HG3 3EX

**PROPOSAL:**

Dry store - Machinery \_ Hay

**APPLICANT:**

Mr H Patrick

1 REFUSED. Reason(s) for refusal:-

- 1 The proposed building, by virtue of its siting would be detrimental to the character and visual amenity of the site, the landscape area and the wider AONB. The proposal would be highly visible from public viewpoints and would be visually prominent in the landscape which is sensitive to further built development. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Landscape Character Assessment and Policies GS6 and NE4 of the Harrogate District Local Plan (2020). The proposal also does not protect the recreational and amenity value of the adjacent public right of way and would not be in accordance with Policy HP5 of the local plan which seeks to protect those values.



**PROPOSAL:**

Discharge of details under condition 3 (materials) of planning permission 21/02571/FUL -  
Erection of replacement dwelling with associated tree works and landscaping and  
demolition of existing dwelling and garage.

**APPLICANT:**

Knabbs Ash Barn Limited

**CONFIRMATION of discharge of condition(s)**

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<b>CASE NUMBER:</b>	22/04619/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	01.12.2022
<b>GRID REF:</b>	<b>E</b> 419643	<b>TARGET DATE:</b>	26.01.2023
	<b>N</b> 459562	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.90.213.B.FUL

**LOCATION:**

Tangmede Darley Head Darley North Yorkshire HG3 2QF

**PROPOSAL:**

Internal alterations; addition of a new side access door and the replacement of a pair of  
rear french doors with a single door and flag window.

**APPLICANT:**

Mr And Mrs Shane

**APPROVED subject to the following conditions:-**

- 1 The development hereby permitted shall be begun on or before 11th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
.Elevations C 10.1 (received 06/01/2023)  
.Floor Layout C 10.4 (received 06/01/2023)

**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.

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**CASE NUMBER:** 22/04738/DISCON      **WARD:** Nidd Valley  
**CASE OFFICER:** Emma Walsh      **DATE VALID:** 12.12.2022  
**GRID REF:** E 424358      **TARGET DATE:** 06.02.2023  
   **N 457262**      **REVISED TARGET:**  
   **DECISION DATE:** 10.01.2023

**APPLICATION NO:** 6.99.151.E.DISCON

**LOCATION:**

The Croft Long Lane Felliscliffe North Yorkshire HG3 2LU

**PROPOSAL:**

Approval of details required under conditions 3 (materials) and 9 (EVC point strategy) under planning consent 22/03338/FUL - Erection of 1 no. replacement dwelling.

**APPLICANT:**

Mr B Baxter

1                                      CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1      Condition 3: The samples of the stone walling and corrugated sheeting were viewed on site 19.12.2022 are acceptable.
  
- 2      Condition 9: Details of the Electric vehicle charging points within Proposed site plan drawing (no. 05, Rev G) and proposed elevation drawing (no. 04, Rev F) were submitted 12.12.2022 are acceptable.

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**CASE NUMBER:** 22/02658/FUL      **WARD:** Ouseburn  
**CASE OFFICER:** Lisa Alder      **DATE VALID:** 06.08.2022  
**GRID REF:** E 444576      **TARGET DATE:** 01.10.2022  
   **N 460710**      **REVISED TARGET:** 16.01.2023  
   **DECISION DATE:** 12.01.2023

**APPLICATION NO:** 6.88.84.E.FUL

**LOCATION:**

The Old Vicarage Main Street Little Ouseburn North Yorkshire YO26 9TD

**PROPOSAL:**

Erection of gateposts.

**APPLICANT:**

Mr Matthew Finn

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
'The Old Vicarage Gate Posts' DWG: A479 dated January 2023.  
'Planting Plan' DWG: A472 dated 19/11/2022  
Image showing gate material finish received by the council on 12/01/2023.  
'Gates - Old Vicarage, Little Ouseburn' received by the council on 12/01/2023
- 3 Any gates or other features shall be hung so as to open inwards or fixed in such a manner that, when open, there is no overhang to any part of the highway.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04326/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	<b>E</b> 451258	<b>TARGET DATE:</b>	10.01.2023
	<b>N</b> 454963	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.115.127.A.FUL

**LOCATION:**

Rose Lea Church Lane Moor Monkton North Yorkshire YO26 8LA

**PROPOSAL:**

Single storey side and rear extension, rear facing dormer window and single storey annexe

**APPLICANT:**

George Myers

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 22nd December 2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:  
 'Existing and proposed site plan and block plan' DWG: GM01/03 dated November 2022.  
 'Existing and proposed elevations' DWG: GM01/02 REV: A dated November 2022.
- 3 The development hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as Rose Lea, Church Lane, Moor Monkton and shall not be let or sold independently of the main dwelling.
- 4 Prior to the occupation of the development hereby permitted, the windows on the side elevation of the extension shall be fitted with a window that shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent, in strict accordance with Drawing GM01/02 Rev A. 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 the interests of proper planning and for the avoidance of doubt.
- 3 In the interests of residential amenity.
- 4 In the interests of privacy and residential amenity.

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<b>CASE NUMBER:</b>	22/04483/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	23.11.2022
<b>GRID REF:</b>	<b>E</b> 445479	<b>TARGET DATE:</b>	18.01.2023
	<b>N</b> 461702	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.80.217.FUL

**LOCATION:**

Land Comprising Field At 445478 461702 Cross Lane Great Ouseburn North Yorkshire

**PROPOSAL:**

Excavation of 1No. wildlife pond and associated spoil spreading

**APPLICANT:**



Mrs Alison Lloyd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following documents:

'Site Plan' from the Yorkshire Wildlife Trust. Reference no. C2-054  
'Cross Sectional Drawings' REF: C2-054

All documents received by the council on 2nd August 2022.

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.

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<b>CASE NUMBER:</b>	22/04491/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	25.11.2022
<b>GRID REF:</b>	<b>E</b> 445692	<b>TARGET DATE:</b>	20.01.2023
	<b>N</b> 457037	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.103.106.C.FUL

**LOCATION:**

Beech Cottage Boroughbridge Road Green Hammerton North Yorkshire YO26 8AE

**PROPOSAL:**

Part demolition of existing extension & erection of two storey / single storey side extensions

**APPLICANT:**

Mr & Mrs D Fulcher

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10th January 2026.

- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
 'Proposed floor plans, sections and elevations' DWG: 22/1463/02 REV: A dated 15/11/2022  
 'Location and Block Plan' DWG: DWG: 22/1463/03 dated 23/11/2022
- 3 Prior to the occupation of the development hereby permitted, the window in the first floor ensuite side elevation window shall be fitted with a window that shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent, in strict accordance with Drawing P40 Rev A. The window shall thereafter be retained as such for the lifetime of the development.
- 4 Notwithstanding the drawing permitted (DWG: 22/1463/02 REV: A dated 15/11/2022) this application does not grant permission for the porch on this drawing.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of privacy and residential amenity.
- 4 The porch was not included on the application form description and therefore the necessary consultations have not taken place. The porch therefore falls outside of the remit of this application.

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<b>CASE NUMBER:</b>	23/00040/DISCON	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	04.01.2023
<b>GRID REF:</b>	<b>E</b> 446226	<b>TARGET DATE:</b>	01.03.2023
	<b>N</b> 459524	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.97.32.N.DISCON

**LOCATION:**

Thorpe Trees Thorpe Green Lane Thorpe Underwood York North Yorkshire YO26 9TA

**PROPOSAL:**

Approval of details required under condition 3 (drainage) of planning application 22/02690/FUL: Construction of a building for storage of agricultural and tree nursery produce, materials, machinery and equipment associated with the growing of agricultural and nursery crops on the holding; together with a black plastic 30,000 litre rainwater collection tank.

**APPLICANT:**  
Thorpe Trees Ltd

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1 Condition 3 has been approved in line with the following details:

Percolation Testing Report from Topping Engineers (REF: 22729-PTR-001 REV A)  
Surface Water Drainage Maintenance and Management Schedule from Topping Engineers  
Drainage Strategy from Topping Engineers DWG: DR-C-0100 REV P1 dated December 2022  
100 year results from Topping Engineers dated 16/12/2022

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<b>CASE NUMBER:</b>	22/03760/ADV	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	14.10.2022
<b>GRID REF:</b>	E 415399	<b>TARGET DATE:</b>	09.12.2022
	N 457387	<b>REVISED TARGET:</b>	21.12.2022
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.81.40.C.ADV

**LOCATION:**  
Thruscross Reservoir Dam Car Park Reservoir Road Thruscross North Yorkshire

**PROPOSAL:**  
Car Park Signage

**APPLICANT:**  
Yorkshire Water

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:
- proposed Site Layout Plan - Swinsty Stack Point - 70088027-YORKSHIREWATER-006 / P01 (submitted 21/12/22)
  - Yorkshire Water - Car Park Terminals Entrance Sign - 70095587-Sign-01
  - Yorkshire Water - Car Park Terminals Tarrif Sign - 70095587-Sign-02
  - Yorkshire Water - Car Park Terminals Enforcement Sign - 70095587-Sign-03

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04466/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	22.11.2022
<b>GRID REF:</b>	<b>E</b> 411712	<b>TARGET DATE:</b>	17.01.2023
	<b>N</b> 464154	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023
<b>APPLICATION NO:</b>	6.59.340.FUL		

**LOCATION:**

School House Cottage Greenhow Hill Harrogate North Yorkshire HG3 5JQ

**PROPOSAL:**

Removal of existing PVCu conservatory. Realignment of the existing pitched roof to form the widened Kitchen extension (all on the existing footprint). New materials to match the existing: Stone/Slate Roof and Windows. The existing SVP stack is to be relocated adjacent to the new ridge line.

**APPLICANT:**

Mr Steve Ryan

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 6th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Rear Extension - Block Plan Existing and Proposed - 22054/001
  - Rear Extension - General arrangement Existing and Proposed - 22054/002

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.

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<b>CASE NUMBER:</b>	22/04784/PNA	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Emily Brown	<b>DATE VALID:</b>	14.12.2022
<b>GRID REF:</b>	<b>E</b> 414024	<b>TARGET DATE:</b>	08.02.2023
	<b>N</b> 460528	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.12.2022
<b>APPLICATION NO:</b>	6.73.65.PNA		

**LOCATION:**  
James Barn Redlish Road Padside North Yorkshire

**PROPOSAL:**  
Proposed livestock shed. Purpose built shed, set down in a small hollowed section to mitigate impact on surrounding area

**APPLICANT:**  
Mr C Marshall

Prior approval not required

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<b>CASE NUMBER:</b>	22/04166/FUL	<b>WARD:</b>	Ripon Minster
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	10.11.2022
<b>GRID REF:</b>	<b>E</b> 431049	<b>TARGET DATE:</b>	05.01.2023
	<b>N</b> 470510	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023
<b>APPLICATION NO:</b>	6.31.12937.FUL		

**LOCATION:**  
37 Holmefield Road Ripon North Yorkshire HG4 1RU

**PROPOSAL:**  
Demolition of existing outbuilding to rear and erection of single storey rear extension

**APPLICANT:**  
Mr & Mrs Foyle

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 6th January 2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

- o 'Planning: Location Plan' - Prepared by Anthony Watson Design, drawing no. 52-P1, dated Oct 2022 and received by the council on 29/10/2022.
- o 'Planning: Site Plan' - Prepared by Anthony Watson Design, drawing no. 52-P2, dated Oct 2022 and received by the council on 29/10/2022.
- o 'Planning: Ground Floor Plan' - Prepared by Anthony Watson Design, drawing no. 52-P3, dated Oct 2022 and received by the council on 29/10/2022.
- o 'Planning: South East Elevation' - Prepared by Anthony Watson Design, drawing no. 52-P4, dated Oct 2022 and received by the council on 29/10/2022.
- o 'Planning: North East & North West Elevations' - Prepared by Anthony Watson Design, drawing no. 52-P5, dated Oct 2022 and received by the council on 29/10/2022.

Reasons for Conditions:-

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

**INFORMATIVES**

- 1 A Demolition Notice will be required if the building being demolished exceeds 1750 cubic ft (approximately 49.5m<sup>3</sup>).  
  
A Building Regulations application will be required for this proposal.
- 2 A Party Wall Notice will be required
- 3 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.

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<b>CASE NUMBER:</b>	22/03703/FUL	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	24.10.2022
<b>GRID REF:</b>	<b>E</b> 431076	<b>TARGET DATE:</b>	19.12.2022
	<b>N</b> 470095	<b>REVISED TARGET:</b>	23.12.2022
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.31.12935.FUL

**LOCATION:**

Cranleigh Kingston Avenue Ripon North Yorkshire HG4 1TJ

**PROPOSAL:**

Removal of 50% of vegetation to western edge of hedgerow and erection of 1.83m timber fence to western boundary

**APPLICANT:**

Mr Graham Cabble

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 23.12.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Cranleigh Fence (22/03703/FUL) WEST ELEVATION' - received by the council on 28/10/2022.
  - o 'Cranleigh Fence (22/03703/FUL) NORTH AND SOUTH ELEVATION' - received by the council on 28/10/2022.  
Email received 21/12/2022 13:28 'Location Plan for Crainleigh' - confirming location and finish of fence  
'Annotated location plan' - received by the council on 21/12/2022, showing location of fence with black line annotation

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.

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<b>CASE NUMBER:</b>	22/04069/ADV	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	<b>E</b> 431190	<b>TARGET DATE:</b>	09.01.2023
	<b>N</b> 471313	<b>REVISED TARGET:</b>	11.01.2023
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.31.732.R.ADV

**LOCATION:**

24 Market Place Ripon North Yorkshire HG4 1BN

**PROPOSAL:**

Vinyl wrap to the front of the machine with instructions, pharmacy name and logo

**APPLICANT:**

Day Lewis Pharmacy

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Proposed shopfront elevation' - prepared by MD Design Consultant, drawing no. 2, dated October 2022, received by the council on 09/01/2023.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04124/LB	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Anne Sims	<b>DATE VALID:</b>	28.10.2022
<b>GRID REF:</b>	<b>E</b> 431103	<b>TARGET DATE:</b>	23.12.2022
	<b>N</b> 471123	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.01.2023

**APPLICATION NO:** 6.31.2443.F.LB

**LOCATION:**

Flat 1 1 Low Skellgate Ripon North Yorkshire HG4 1BE

**PROPOSAL:**

Installation of flue for new gas boiler.

**APPLICANT:**

Miss Deborah Jones

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12th January 2026.
- 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 Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved drawings.

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<b>CASE NUMBER:</b>	22/04343/FUL	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	<b>E</b> 431190	<b>TARGET DATE:</b>	09.01.2023
	<b>N</b> 471313	<b>REVISED TARGET:</b>	11.01.2023
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.31.732.S.FUL

**LOCATION:**

24 Market Place Ripon North Yorkshire HG4 1BN

**PROPOSAL:**

Installation of a Servi-Locker Prescription collection machine to the existing pharmacy shopfront

**APPLICANT:**

Day Lewis Pharmacy

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Proposed shopfront elevation' - prepared by MD Design Consultant, drawing no. 2, dated October 2022, received by the council on 09/01/2023.

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.

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<b>CASE NUMBER:</b>	22/04344/LB	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	14.11.2022
<b>GRID REF:</b>	<b>E</b> 431190	<b>TARGET DATE:</b>	09.01.2023
	<b>N</b> 471313	<b>REVISED TARGET:</b>	11.01.2023
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.31.732.T.LB

**LOCATION:**

24 Market Place Ripon North Yorkshire HG4 1BN

**PROPOSAL:**

Installation of a Servi-Locker Prescription collection machine to the existing pharmacy shopfront

**APPLICANT:**

Day Lewis Pharmacy

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 11.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - o 'Proposed shopfront elevation' - prepared by MD Design Consultant, drawing no. 2, dated October 2022, received by the council on 09/01/2023.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04282/TPO	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	08.11.2022
<b>GRID REF:</b>	<b>E</b> 432513	<b>TARGET DATE:</b>	03.01.2023
	<b>N</b> 449301	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.141.31.E.TPO

**LOCATION:**

The Orchard Follifoot Lane Kirkby Overblow North Yorkshire HG3 1HD

**PROPOSAL:**

Proposed works to tree subject to Tree Preservation Order T1 44/1998. 1 no Prunus - Fell and replace it with a Crataegus 'Pauls Scarlet'. Outgrown its position and starting to show signs of failing health. Die back in the top of the canopy and a large canker lesion in to main trunk.

**APPLICANT:**

Ms Phillda Richardson

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.

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<b>CASE NUMBER:</b>	22/04382/TPO	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Amina Jones	<b>DATE VALID:</b>	15.11.2022
<b>GRID REF:</b>	E 436637 N 447350	<b>TARGET DATE:</b>	10.01.2023
		<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023
<b>APPLICATION NO:</b>	6.149.100.F.TPO		

**LOCATION:**

Sicklinghall House Longlands Lane Sicklinghall North Yorkshire LS22 4BB

**PROPOSAL:**

Works to trees within Tree Preservation Order 26/2004 (T1, T2, T3, T4, T5, T6, T7 and T8). 8 no Horsechestnut trees to be crownlifted to 5.5 metres over the road and removal of dead wood for the purposes of basic tree maintenance.

**APPLICANT:**

SM Gardening Ltd

APPROVED subject to the following conditions:-

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

Reasons for Conditions:-

- 1 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.

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<b>CASE NUMBER:</b>	22/04743/DISCON	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	15.12.2022
<b>GRID REF:</b>	<b>E</b> 433286	<b>TARGET DATE:</b>	09.02.2023
	<b>N</b> 453802	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023
<b>APPLICATION NO:</b>	6.121.246.E.DISCON		

**LOCATION:**

Land To The East Of Burnison's Whin Rudding Lane Follifoot North Yorkshire HG3 1DQ

**PROPOSAL:**

Approval of details required under condition 3 (external materials) of planning permission 22/04041/FUL - Erection of dwelling, installation of package treatment plant and removal of existing building.

**APPLICANT:**

Mr Paul Knowles

2 REFUSAL to confirm discharge of condition(s)

- 1 The application seeks to replace the approved external corrugated sheeting material with Yorkshire stone. This would be a material amendment to the original planning permission, and cannot be undertaken on the approval of details reserved by condition application process. The approved external corrugated sheeting has not been inspected and therefore the details of this material cannot be discharged. Insufficient details have been provided on the submitted external slate material. Overall, the submitted details are not considered acceptable under this application and therefore the details for Condition 3 cannot be discharged.

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<b>CASE NUMBER:</b>	22/03597/LB	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	16.09.2022
<b>GRID REF:</b>	<b>E</b> 419120	<b>TARGET DATE:</b>	11.11.2022
	<b>N</b> 452448	<b>REVISED TARGET:</b>	12.01.2023
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.118.35.LB**LOCATION:**

Bride Cross Farm Nether Timble North Yorkshire HG3 1ST

**PROPOSAL:**

Listed Building Consent for removal of 2 no. rooflights to west-facing side elevation, replacement of 3 no. rooflights with 4 no. rooflights to north-facing rear elevation, replacement of 4 no. rooflights with 6 no. rooflights to south-facing principal elevation and conversion of stable door to window on principal south-facing elevation (retrospective).

**APPLICANT:**

Mr Nick Clarke

REFUSED. Reason(s) for refusal:-

- 1 The fenestration alterations are not acceptable and have resulted in a harmful impact on the host dwelling and barn. Consequently the changes take away from the sense of robustness and agricultural nature which was present at the time of the listing. The proposal therefore forwards harm to the significance of the designated heritage asset and as a result fails to preserve the appearance and character of the Grade II Listed

Building and its setting. The scheme is therefore contrary to Local Plan Policies HP2 and HP3 and guidance within the NPPF and Section 66 of the LBCA Act.

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<b>CASE NUMBER:</b>	22/03691/LB	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	28.09.2022
<b>GRID REF:</b>	<b>E</b> 414765	<b>TARGET DATE:</b>	23.11.2022
	<b>N</b> 448694	<b>REVISED TARGET:</b>	28.12.2022
		<b>DECISION DATE:</b>	23.12.2022

**APPLICATION NO:** 6.130.59.J.LB

**LOCATION:**

Denton Hall Denton North Yorkshire LS29 0HH

**PROPOSAL:**

Listed building application for installation and removal of modern external access stairs and ramps and downpipes with internal alterations to include installation and removal of partitions and doors and alterations to extraction, ventilation, electrical, heating, cooling and plumbing systems, timber duckboards, lead flats, floor coverings and wall finishes.

**APPLICANT:**

Mr & Mrs N & N Bailey

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 23.12.2025.
- 2 The works hereby permitted shall be carried out in strict accordance with the submitted details as modified by the conditions of this permission.
- 3 Prior to their installation and notwithstanding the submitted details, details of the extract fan and vent types, light fittings, sockets and switches and internal and external soil vent pipes hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. These details must include elevation and sections at scale 1:10, 1.20 or as appropriate. The drawings must confirm the proposed materials. The work shall then be carried out in strict accordance with the approved details.
- 4 Prior to its installation and notwithstanding the submitted details, details of the new ramp (to provide disabled access to West wing) hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. These details must include elevation and sections at scale 1:10, 1.20 or as appropriate. The drawings must confirm the proposed materials. The work shall then be carried out in strict accordance with the approved details.

- 5 Prior to their installation and notwithstanding the submitted details, joinery details of the new doors hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. These details must include elevation and sections at scale 1:10, 1:20 or as appropriate. The drawings must indicate where new openings are to be formed and details of means of fixing shut existing doors and confirm materials. The work shall then be carried out in strict accordance with the approved details.
- 6 Prior to the commencement of the works required to modify the heating systems (including the boilers) and achieve fire safety regulations (including the proposal to provide roof compartmentalisation), details of these works shall be submitted to and approved in writing by the Local Planning Authority. The work shall then be carried out in strict accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 Reason: In the interests of the character and heritage asset of the Grade I and Grade II listed buildings.
- 4 Reason: In the interests of the character and heritage asset of the Grade I and Grade II listed buildings.
- 5 Reason: In the interests of the character and heritage asset of the Grade I and Grade II listed buildings.
- 6 Reason: In the interests of the character and heritage asset of the Grade I and Grade II listed buildings.

## INFORMATIVES

- 1 Planning permission is also required for these works. Please do not start work until the relevant planning permission has been issued.

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<b>CASE NUMBER:</b>	22/03761/ADV	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	14.10.2022
<b>GRID REF:</b>	<b>E</b> 416877	<b>TARGET DATE:</b>	09.12.2022
	<b>N</b> 455408	<b>REVISED TARGET:</b>	21.12.2022
		<b>DECISION DATE:</b>	22.12.2022

**APPLICATION NO:** 6.106.91.A.ADV

**LOCATION:**

Land Comprising Woodland At 416877 455408 Blubberhouses North Yorkshire

**PROPOSAL:**

Car Park Signage

**APPLICANT:**

Yorkshire Water

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Site Layout Plan - Fewston - 70088027-YORKSHIREWATER-010 / P01 (submitted 21/12/22)
  - Yorkshire Water - Car Park Terminals Entrance Sign - 70095587-Sign-01
  - Yorkshire Water - Car Park Terminals Tarrif Sign - 70095587-Sign-02
  - Yorkshire Water - Car Park Terminals Enforcement Sign - 70095587-Sign-03

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	22/04277/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Lisa Alder	<b>DATE VALID:</b>	17.11.2022
<b>GRID REF:</b>	<b>E</b> 419120	<b>TARGET DATE:</b>	12.01.2023
	<b>N</b> 452448	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	10.01.2023

**APPLICATION NO:** 6.118.35.C.FUL**LOCATION:**

Bride Cross Farm Timble Harrogate North Yorkshire HG3 1ST

**PROPOSAL:**

Removal of 2 no. rooflights to west-facing side elevation, replacement of 3 no. rooflights with 4 no. rooflights to north-facing rear elevation, replacement of 4 no. rooflights with 6 no. rooflights to south-facing principal elevation and conversion of stable door to window on principal south-facing elevation (retrospective).

**APPLICANT:**

Mr Nick Clarke

REFUSED. Reason(s) for refusal:-

- 1 The fenestration alterations are not acceptable and have resulted in a harmful impact on the host dwelling and barn. Consequently the changes take away from the sense



of robustness and agricultural nature which was present at the time of the listing. The proposal therefore forwards harm to the significance of the designated heritage asset and as a result fails to preserve the appearance and character of the Grade II Listed Building and its setting. The scheme is therefore contrary to Local Plan Policies HP2, NE4 and HP3 and guidance within the NPPF and Section 66 of the LBCA Act.

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<b>CASE NUMBER:</b>	22/04583/FUL	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Izabelle Waddington	<b>DATE VALID:</b>	29.11.2022
<b>GRID REF:</b>	<b>E</b> 420687	<b>TARGET DATE:</b>	24.01.2023
	<b>N</b> 446464	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.01.2023

**APPLICATION NO:** 6.144.12.B.FUL

**LOCATION:**  
14 Riverside Crescent Farnley North Yorkshire LS21 2RS

**PROPOSAL:**  
Erection of a first floor extension over existing porch.

**APPLICANT:**  
Mr Peter Martin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.01.2025.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:
  - Proposed Elevations - 2256.302
  - Proposed Floor Plans - 2256.202

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.
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**CASE NUMBER:** 22/04875/PNA  
**CASE OFFICER:** Chloe Temple  
**GRID REF:** E 425236  
N 454800

**WARD:** Washburn  
**DATE VALID:** 20.12.2022  
**TARGET DATE:** 14.02.2023  
**REVISED TARGET:**  
**DECISION DATE:** 09.01.2023

**APPLICATION NO:** 6.119.8.D.PNA

**LOCATION:**

Prospect Farm Hampsthwaite Harrogate North Yorkshire HG3 1SQ

**PROPOSAL:**

New steel portal frame farm building for the storage of straw and feedstuffs

**APPLICANT:**

S Walmsley And Partners

Prior approval not required

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**CASE NUMBER:** 22/02975/LB  
**CASE OFFICER:** Anne Sims  
**GRID REF:** E 435562  
N 478631

**WARD:** Wathvale  
**DATE VALID:** 04.08.2022  
**TARGET DATE:** 29.09.2022  
**REVISED TARGET:**  
**DECISION DATE:** 09.01.2023

**APPLICATION NO:** 6.11.55.H.LB

**LOCATION:**

Old Post Office House Baldersby Village Baldersby North Yorkshire YO7 4PE

**PROPOSAL:**

Proposed ground floor internal works, including removal of modern partition divisions, installation of an air source heat pump and replacement of existing windows.

**APPLICANT:**

Mr And Mrs Wiseman

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 09.01.2026.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted details:
  - 3241-200
  - 3241-400
  - Design and Access Statement
  - Heritage Statement
  - 3241-602A-WINDOW DETAILS
  - 3241-601B-WINDOW DETAILS
  - 3241-600C WINDOW & DOOR SCHEDULE
  - 3241-401C PROPOSED ELEVATIONS
  - 3241-211B PROPOSED GROUND FLOOR PLAN
- 3 All external brickwork of the proposed development shall match the existing brickwork of the original building in type, size, colour, coursing, mortar type and mortar finish to the satisfaction of the Local Planning Authority.
- 4 Before installation of the air source heat pump commences, additional plans, installation details and pipe routes for the proposed air source heat pump shall be submitted to and approved in writing by the local planning authority and retained thereafter.

Reasons for Conditions:-

- 1 To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 To ensure compliance with Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.
- 4 To ensure compliance with Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

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<b>CASE NUMBER:</b>	22/04531/PNA	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Chloe Temple	<b>DATE VALID:</b>	25.11.2022
<b>GRID REF:</b>	<b>E</b> 438665	<b>TARGET DATE:</b>	20.01.2023
	<b>N</b> 475543	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	23.12.2022
<b>APPLICATION NO:</b>	6.23.36.F.PNA		

**LOCATION:**

Park House Farm Rainton Lodge Asenby Forge Asenby North Yorkshire YO7 3PG

**PROPOSAL:**

Open sided, steel frame

**APPLICANT:**

Mr J Appleton

Prior approval not required

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<b>CASE NUMBER:</b>	22/04544/PBR	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	25.11.2022
<b>GRID REF:</b>	E 433764	<b>TARGET DATE:</b>	20.01.2023
	N 471966	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	11.01.2023

**APPLICATION NO:** 6.33.81.A.PBR

**LOCATION:**

High Barn Farm Copt Hewick Ripon North Yorkshire HG4 5BX

**PROPOSAL:**

Conversion of one agricultural building to form 2 no. dwellings.

**APPLICANT:**

Mr C Chapman

APPROVED subject to the following conditions:-

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

Location Plan; drwg no. 22.06.2308 01, received 25.11.2022.  
Proposed Site Plan; drwg no. 22.06.2308 07, received 30.11.2022.  
Proposed Floorplans and Elevations; drwg no. 22.06.2308 08, Rev A,  
received 09.01.2023.
- 3 No dwelling must be occupied until the related parking facilities have been 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 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.

- 5 Where site remediation is recommended in the Local Authority approved Phase II Intrusive Site Investigation Report 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.
- 6 Land contamination remediation of the site shall be carried out and completed in accordance with the Local Planning Authority approved Remediation Strategy. 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.
- 7 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.
- 8 Prior to its first occupation, suitable and sufficient provision shall be made for:
  - o the storage and containment of refuse prior to collection
  - o access for collection of refuse

These areas shall be maintained and retained at all times in perpetuity.

- 9 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 points installed shall be retained thereafter.
- 10 The hours of work on site shall be controlled and restricted to:

07:30 until 18:00 Mondays to Fridays  
08:00 until 13:00 Saturdays  
No work on Sundays or Bank Holidays

#### Reasons for Conditions:-

- 1 To comply with the requirements of Town and Country Planning General Permitted Development Order Schedule 2, Part 3 Class Q 2022 (as amended).
- 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 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.
- 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.
- 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.
- 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.
- 8 In the interests of highway safety.
- 9 In the interests of air quality and pollution.
- 10 In the interests of safeguarding against unacceptable noise impacts on amenity.

#### **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 the Public Right of Way permanently in any way an application to the Local Planning Authority for a Public Path Order/Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990 as soon as possible. Please contact the Local Planning Authority for a Public Path Order application form.
  - iii) If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the Highway Authority (North Yorkshire County Council) for a Temporary Closure Order is required. Please contact the County Council or visit their website for an application form.
  - iv) The existing Public Right(s) of Way on the site must be protected and kept clear

of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.

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

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

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

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

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, in line with the Principal Building Control officer comments dated 29.11.2022.

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<b>CASE NUMBER:</b>	22/04576/FUL	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Amy Benfold	<b>DATE VALID:</b>	29.11.2022
<b>GRID REF:</b>	<b>E</b> 432310	<b>TARGET DATE:</b>	24.01.2023
	<b>N</b> 476979	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	04.01.2023

**APPLICATION NO:** 6.13.84.C.FUL

**LOCATION:**

Swallow Barn Main Street Wath North Yorkshire HG4 5EN

**PROPOSAL:**

Erection of detached stables (Revised Scheme).

**APPLICANT:**

Williams and Peace

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 04.01.2026.



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

Proposed Site Plan - Drawing No. 384/LP2-rev.B. Received 29.11.2022.

Proposed Plans and Elevations - Received 29.11.2022.

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.
-