HARROGATE BOROUGH COUNCIL
PLANNING COMMITTEE

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

CASE NUMBER: 19/01310/SCREEN  WARD: Falls Within 2 Or More
CASE OFFICER: Mark Williams  DATE VALID: 26.03.2019
GRID REF: E 429492  TARGET DATE: 16.04.2019
N 472197  REVISED TARGET:  
DECISION DATE: 16.04.2019
APPLICATION NO: 6.500.291.

LOCATION:
Claro And Deverell Barracks Chatham Road Ripon North Yorkshire HG4 2RD

PROPOSAL:
Environmental Impact Assessment Screening Opinion for proposed residential and employment development.

APPLICANT:
Secretary Of State For Defence

1  Environmental Impact Assessment Is Required

1  An application for the proposed development should be supported by an Environmental Statement considering the likely significant effects on the environment by virtue of its size, land use history and likely cumulative impacts.

CASE NUMBER: 19/00478/FUL  WARD: Bishop Monkton & Newby
CASE OFFICER: Mark Danforth  DATE VALID: 25.02.2019
GRID REF: E 440748  TARGET DATE: 22.04.2019
N 473993  REVISED TARGET:  
DECISION DATE: 24.04.2019
APPLICATION NO: 6.27.5.E.FUL
REFUSED. Reason(s) for refusal:

1. The proposal for new Industrial and business development in the countryside by reason of its isolated location away from any settlement is considered to be unsustainable. There would be limited economic and social benefits from the proposed use. The use is not a form of farm diversification or other small-scale proposal requiring a countryside location for operational reasons therefore is contrary to saved Local Plan policy E8 and EQ1 of the Core Strategy together with sustainability policies within the NPPF.

2. The proposed development would be harmful to landscape character; visual and general amenity resulting in an adverse effect on the environment due to its open countryside location for which there is no justifiable need therefore would not comply with Core Strategy policies SG3, SG4, EQ1 and EQ2 together with saved Local Plan policy C2.

APPROVED subject to the following conditions:-
1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters -

   (a) appearance;
   (b) landscaping;
   (c) layout; and
   (d) scale.

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

2 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 16.04.2021. The development hereby permitted shall be begun on or before the expiration of one year from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

3 The development approved by this outline planning permission shall be in accordance with the conditions of this consent and the reserved matters application shall be constrained to the parameters submitted with the application and the Outline Planning Drawing Ref: S453 SD002 received by the LPA 21 February 2019 and any future decisions of the local planning authority relating to this outline permission will be consistent with the submission, unless material considerations justify a departure from the submission.

4 The reserved matters application shall include details of percolation tests in relation to the effectiveness of surface water disposal via soakaways. If ground conditions are shown to be unsuitable for the disposal of surface water by soakaways full details of an alternative method of surface water drainage works shall be submitted for the approval by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

5 The reserved matters application shall include details of the layout of the parking spaces within the existing forecourt.

6 The parking facilities shall be formed in accordance with the submitted Drawing No. S453 SD002 rev A.

7 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on the plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

8 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected
contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

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

(ii) an assessment of the potential risks to:
* human health,
* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
* adjoining land,
* groundwaters and surface waters
* ecological systems
* archaeological sites and ancient monuments;

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

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

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

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

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

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

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

Reasons for Conditions:-

1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
3 In order to ensure compliance with the approved drawings.
4 To ensure the provision of satisfactory means of surface water disposal.
5 In the interest of the amenity of the development in accordance with Core Strategy Policy SG4.
6 In the interest of the amenity of the development in accordance with Core Strategy Policy SG4.
7 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

CASE NUMBER: 19/00937/FUL   WARD: Bishop Monkton & Newby
CASE OFFICER: Jeremy Constable   DATE VALID: 04.03.2019
GRID REF: E 442371   TARGET DATE: 29.04.2019
N 472705   REVISED TARGET: 
APPLICATION NO: 6.27.49.FUL   DECISION DATE: 23.04.2019
LOCATION:
Linnet Nest  Cundall To Poplar Hill Cundall YO61 2RN

PROPOSAL:
Erection of lean-to extension and porch.

APPLICANT:
Mr And Mrs Richardson

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 23.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   Proposed plans and elevations: Drwg No.R/22/03/EG19 (Rec 04.03.2019)
   Location and Site Plan: Drwg Nos.R/22/00/EG19 and R/22/04/EG19  (Rec 04.03.2019)

3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER: 19/00978/FUL  WARD: Bishop Monkton & Newby
CASE OFFICER: Jeremy Constable  DATE VALID: 06.03.2019
GRID REF: E 442146  TARGET DATE: 01.05.2019
             N 468541  REVISED TARGET: 16.04.2019
APPLICATION NO: 6.48.2.F.FUL  DECISION DATE: 16.04.2019

LOCATION:
Humberton Farm Sandy Lane Humberton York North Yorkshire YO61 2RX

PROPOSAL:
Change of use of paddock to menage.
APPLICANT: Mrs R Sowray

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 16.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   - Proposed plan: Drwg No. 1628/2 (received 06.03.2019)
   - Location plan and site plan: (Received 06.03.2019)
   - Sport Pro LED lighting details: pages 1-4 (Received 06.03.2019)

Reasons for Conditions:-

1 To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2 For the avoidance of doubt and in the interests of proper planning.
2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following amended plans and drawings: Location Plan, received 4 February 2019. Proposed Plans & Elevations, Dwg no. 2, received 23 April 2019.

3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved must match those of the existing dwelling.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 For the avoidance of doubt and to ensure compliance with the approved drawings.
3 To protect the character and appearance of the host dwelling and surrounding area in the interests of visual amenity.

CASE NUMBER: 19/00865/CLOPUD
WARD: Boroughbridge
CASE OFFICER: Mark Williams
DATE VALID: 26.02.2019
GRID REF: E 438997
N 465508
TARGET DATE: 23.04.2019
REVISED TARGET: 26.04.2019
DECISION DATE: 26.04.2019
APPLICATION NO: 6.64.77.K.CLOPUD

LOCATION:
Ashdown Park  Minskip Road Boroughbridge YO51 9HY

PROPOSAL:
Certificate of Lawfulness application for the proposed siting of upto 46 caravans.

APPLICANT:
Mr John Lee

2 APPROVED

1 The whole of the application site extending west to the River Tutt, has been permitted for use as a caravan site as a single planning unit. There is no planning control over the positioning of caravans anywhere within the park. The proposed increase in caravan numbers by up to 15 to give a total of 46 caravans would not represent a material change to the approved land use of the site nor would it be in breach of any planning condition. It is considered that the evidence provided, including reference to relevant case law, is sufficient to demonstrate that, on the balance of probabilities, a
certificate of lawfulness should be granted.

CASE NUMBER: 19/00325/FUL    WARD: Claro
CASE OFFICER: Michelle Stephenson    DATE VALID: 23.01.2019
GRID REF: E 436866    TARGET DATE: 20.03.2019
N 460620    REVISED TARGET: 23.04.2019

LOCATION:
The Brewhouse 3 Blue Bell Yard Harrogate Road Ferrensby Knaresborough North Yorkshire HG5 0QB

PROPOSAL:
Erection of two storey and first floor extension to north elevation, formation of bay to existing first floor window to south elevation and erection of detached garage.

APPLICANT:
Mr Julien Paxton

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 23.04.2022.

2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   Location Plan, Serial no. 00795100, received 23 January 2019.
   Existing & Proposed Site Plans, Dwg no. OMII375-07 (revision A), received 23 January 2019.
   Existing & Proposed North Elevations, Dwg no. OMII375-01, received 23 January 2019.
   Existing & Proposed East Elevations, Dwg no. OMII375-03 (revision A), received 23 January 2019.
   Existing & Proposed South Elevations, Dwg no. OMII375-02 (revision A), received 23 January 2019.
   Existing & Proposed West Elevations, Dwg no. OMII375-04 (revision B), received 23 January 2019.
   Existing & Proposed Ground Floor Plans, Dwg no. OMII375-05 (revision A), received 23 January 2019.
   Existing & Proposed First Floor Plans, Dwg no. OMII375-06 (revision A), received 23 January 2019.
January 2019.
Proposed Garage, Dwg no. OM11375-08, received 23 January 2019.

3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

4 No operations shall commence on site or any development be commenced before the developer has submitted for approval detail including root protection area (RPA) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.

5 No operations shall commence on site or any development be commenced before the developer has submitted for approval an arboricultural method statement (AMS) in line with the requirements of British Standard BS 5837: 2012 (section 6.1) Trees in Relation to Construction - Recommendations.

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 to ensure compliance with the approved drawings.
3 To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.
4 In the interests of the health and visual amenity of the tree(s) and surrounding area.
5 In the interests of the health and visual amenity of the tree(s) and surrounding area.
6 In the interests of the health and visual amenity of the tree(s) and surrounding area.

CASE NUMBER: 19/00542/FUL WARD: Claro
CASE OFFICER: Gillian Pinna-Morrell DATE VALID: 11.02.2019
GRID REF: E 437197 TARGET DATE: 08.04.2019
APPLICATION NO: 6.85.46.R.FUL

LOCATION:
Sunnydale Arkendale Road Ferrensby HG5 0QA

PROPOSAL:
Change of use of part of agricultural land (Sui generis) to tourism (Sui generis) for siting of a shepherd's hut with parking.

APPLICANT:
Mr David Ratcliffe

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18.04.2022.

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

   Site Plan: Drawing Number: 1.80 Rev.A: Feb/19
   Plans and Elevations: Drawing Number: 1.77 Nov/18.

3 The development hereby permitted shall be occupied as holiday accommodation whereby the Shepherd’s Hut shall not be occupied for a period exceeding one calendar month at a time by the same occupants.

Reasons for Conditions:-

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

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

3 The site lies in countryside where residential development is strictly controlled, the proposed use is a tourist facility contributing to the local economy and farm diversification. In addition the restriction of a holiday use ensures the retention of an acceptable relationship between the existing farm operation and Shepherd’s Hut.

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CASE NUMBER: 19/00547/TPO  WARD: Claro
CASE OFFICER: Natalie Ramadhin  DATE VALID: 06.03.2019
GRID REF: E  TARGET DATE: 01.05.2019
REVISED TARGET: 16.04.2019

APPLICATION NO: 6.83.203.A.TPO

LOCATION:
Shetland House 5 Herdsmans Court Scotton Knaresborough North Yorkshire HG5 9BA

PROPOSAL:
Felling of 1 Cherry in W2 group within TPO 19/2017.

APPLICANT:
Mr Steve Harris

APPROVED subject to the following conditions:-

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

2. The proposed works shall be completed in strict accordance with the specification noted in the application.

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

4. During the first planting season (November - March) following the felling of the tree hereby granted consent, replacement tree planting shall take place as follows:
   - No. of trees: 1
   - Species of trees: Prunus avium.
   - Tree to be 10-12 cm girth when measured at 1.5 metres from ground level at the point of planting.
   - Tree(s) to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.
   - Tree(s) to be planted with the root collar at the same level as the surrounding soil levels.
   - Tree to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.
   - All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape.

5. No later than three weeks following the commencement of the replacement tree planting described above, written notice shall be provided to the Local Planning Authority, together with a date for completion for the planting and a plan noting the location of the trees within the TPO area.

6. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or
defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reasons for Conditions:-

1 In the interests of good arboricultural practice.
2 In order to maintain the amenity of the locality.
3 In the interests of good arboricultural practice.
4 In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
5 In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
6 In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.

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CASE NUMBER: 19/00796/FUL       WARD: Claro
CASE OFFICER: Gillian Pinna-Morrell       DATE VALID: 22.02.2019
GRID REF: E 437197       TARGET DATE: 19.04.2019
                  N 460821       REVISED TARGET: 16.04.2019
APPLICATION NO: 6.85.46.S.FUL

LOCATION:
Sunnydale Arkendale Road Ferrensby Knaresborough North Yorkshire HG5 0QA

PROPOSAL:
Application for the erection of gate and construction of boundary walls and railings.

APPLICANT:
Mr D Ratcliffe

REFUSED. Reason(s) for refusal:-

1 The walls, railings and gate create a suburban and incongruous encroachment into countryside, which detrimentally affect the character and appearance of the area; contrary to saved Policies C2 and HD20 of the Harrogate District Local Plan and Policy EQ2 of the Harrogate District Core Strategy DPD, along with supplementary planning guidance contained within the Council’s Landscape Character Assessment (February 2004).
LOCATION:
Stonybrook 7 Shortsill Lane Coneythorpe Knaresborough North Yorkshire HG5 0RL

PROPOSAL:
Demolition of conservatory and erection of single storey extension.

APPLICANT:
Ms L Grey

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 16.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   - Proposed plans and elevations: Drwg No. S.L.(07)/102 (Rec 21.02.2019)
   - Location and Site Plan: (Received 21.02.2019)

3. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interest of visual amenity.
LOCATION:
Sunnyside Farm Brearton Harrogate North Yorkshire HG3 3BX

PROPOSAL:
Conversion of outbuilding to form children's playroom including installation of new roof and alterations to doors and fenestration. (Revised Scheme).

APPLICANT:
Mr R Lindley

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 17.04.2022.
2. The development hereby approved must be carried out in strict accordance with the details within the application form, details received via email dated 16 April 2019, relating to the roof tiles, and the following plans and drawings:
   - Location Plan, received 22 February 2019.
   - Proposed Plans and Elevations, Dwg no. 2338.2, received 22 February 2019.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the approved drawings.
Crown lift (to 4m) of 1no Oak (T1) within TPO 02/2016.

APPLICANT:
Mrs Carolyn Rigg

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 with no pruning wounds in excess of 50mm diameter.

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

Reasons for Conditions:-

1. In the interests of good arboricultural practice.

2. In order to maintain the amenity of the locality.

3. In the interests of good arboricultural practice.

CASE NUMBER: 19/01337/AMENDS
CASE OFFICER: Jane Lurcuck
GRID REF: E 439337
N 458883
APPLICATION NO: 6.87.5.C.AMENDS
LOCATION: Tiger Inn Shortsill Lane Coneythorpe Knaresborough North Yorkshire HG5 0RY

PROPOSAL:
Non-material amendment to allow alterations to doors and fenestration of planning permission 18/04686/FUL - Erection of single storey extension; Alterations to fenestration; Installation of 4 no. rooflights; Removal of solar panels. Formation of parking and Landscaping (Revised scheme) (Revised description).

APPLICANT:
Mrs B Gill

APPROVED
**CASE NUMBER:** 18/01032/FUL  
**WARD:** Fountains & Ripley  
**CASE OFFICER:** Sarah Nichols  
**DATE VALID:** 22.03.2018  
**GRID REF:** E 432395  
**TARGET DATE:** 17.05.2018  
**APPLICATION NO:** 6.44.148.E.FUL  
**N:** 648388  
**REVISED TARGET:** 26.04.2019  
**APPROVED subject to the following conditions:-**  
**DECISION DATE:** 30.04.2019

**LOCATION:**  
Sunnyside Pottery Lane Littlethorpe HG4 3LS

**PROPOSAL:**  
Erection of 2 dwellings with proposed new access.

**APPLICANT:**  
Mr Duffield

1. The development hereby permitted shall be begun on or before 30.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:  
   Proposed Plans and Elevations (Drawing No 395.001 Revision A) - received 08.03.2018

3. A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority (LPA) and no development shall take place until the LPA have approved such a scheme: such a scheme shall specify materials, species, tree and plant sizes, number and planting densities and the timing of the implementation of the scheme, including any earthworks required. Once approved the scheme shall be implemented and maintained to the satisfaction of the local planning authority.

4. Prior to the construction of the external walls of the development hereby approved a sample panel, measuring 1m x 1m, of the brickwork to be used in the construction of the walls shall be erected on site for inspection and approval of the local planning authority. Once approved the development shall be completed in accordance with the approved detail.
5 Prior to the construction of the external walls of the development hereby approved a sample of the type of roofing tile to be used on the roof of the development hereby approved shall be made available for the inspection and approval of the local planning authority. Once approved the development shall be completed in accordance with such detail.

6 Prior to the development being brought into use an electric vehicle charging point infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the number, location and maintenance of the electric vehicle charging points which shall be of Mode 3 type (specific outlets on dedicated circuits with a minimum current rating of 16 Amp). Parking spaces to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

7 There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
   (ii) vehicular, cycle, and pedestrian accesses
   (iii) vehicular and cycle parking
   (iv) vehicular turning arrangements
   (v) manoeuvring arrangements
   (vi) loading and unloading arrangements.

8 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 7 have been constructed in accordance with the approved drawing. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

9 Development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
* human health,
* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
* adjoining land,
* groundwaters and surface waters
* ecological systems
* archaeological sites and ancient monuments;

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

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

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

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

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

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

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

The development will be carried out in accordance with the recommendations
The windows in to the first floor bathrooms of Plots 1 and 2 shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published pecification of the Highway Authority and the following requirements:

(ii)(c) The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6.

(vi) The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splay are provided giving clear visibility of 2.4 metres x 43 metres measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

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

Reasons for Conditions:-

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

In the interests of visual amenity.

In the interests of air quality; in accordance with the guidance set out in the National Planning Policy Framework Paragraph 35 and Core Strategy Policy EQ1 of the Harrogate District Local Development Framework.

To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

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

To comply with the provisions of Policy A7 of the Harrogate District Local Plan and ensure that the identified risk of ground instability can be overcome.

In the interests of residential amenity and privacy.

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

In the interests of road safety.

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

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

INFORMATIVES

1 Foul Drainage

The application form states that the method of disposing of foul sewage from the development is via a package treatment plant. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality - considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

If connection to the mains is not feasible and the applicant proposes non-mains foul drainage, the application should be accompanied by sufficient information to understand the potential implications for the water environment. A completed FDA1 form or equivalent information has been submitted with the application. This should provide you with information so that you are able to make a considered judgment on the environmental risks associated with the application. We have produced an advice note on non-mains drainage for non-major development to help you which has been previously sent to your authority.
Permitting

The discharge of domestic sewage associated with this development may be subject to General Binding Rules under the Environmental Permitting (England & Wales) Regulations 2016 which provide a statutory baseline of good practice. You can find more information online at https://www.gov.uk/permits-you-need-for-septic-tanks/permits or contact us on 03708 506506.

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

An explanation of the terms referred to within the conditions is available from the Highway Authority.

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

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**CASE NUMBER:** 18/04673/DVCMAJ  
**WARD:** Fountains & Ripley  
**CASE OFFICER:** Mark Williams  
**DATE VALID:** 08.11.2018  
**GRID REF:** E 428833  
**TARGET DATE:** 07.02.2019  
**N 465027**  
**REVISED TARGET:** 12.04.2019  
**APPLICATION NO:** 6.52.123.G.DVCMAJ  
**DECISION DATE:** 12.04.2019

**LOCATION:**  
High Mill Farm High Street Markington Harrogate North Yorkshire HG3 3NR

**PROPOSAL:**  
Variation of Condition 2 of planning permission 17/02938/FULMAJ, for the erection of 25 dwellings, to allow for a substitution of house types.

**APPLICANT:**  
Mulgrave Properties

2 APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 12.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings.
received by the Council of the Borough of Harrogate on the 17th January 2019 and as modified by the conditions of this consent.

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

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

5 The scheme of landscaping shall be carried out in accordance with the details agreed under Ref 19/00055/DISCON.

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

7 Land decontamination shall be carried out in accordance with the details agreed under Ref 19/01520/DISCON.

8 Tree protection shall be carried out in accordance with the details agreed under Ref 19/00055/DISCON.

9 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.

10 No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved root protection area scheme. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.

11 The scheme of surface water drainage shall be carried out in accordance with the details agreed under Ref 19/00055/DISCON.

12 Prior to commencement of development an electric vehicle infrastructure strategy and implementation plan, to include details of the number, location and maintenance of electric vehicle charging points shall be submitted for the written approval of the local planning authority. Thereafter the development shall be carried out as approved with charging points associated with dwellings installed prior to occupation of that dwelling.
The propose development shall be carried out in accordance with the Written Scheme of Investigation approved under Ref 19/00055/DISCON.

Ecological mitigation and enhancement shall be carried out in accordance with the details agreed under Ref 19/00055/DISCON.

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

Surface water drainage shall be carried out in accordance with the details agreed under Ref 19/00055/DISCON.

Highway works shall be carried out in accordance with the details agreed under Ref 19/00055/DISCON.

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

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

Measures to prevent the discharge of surface water onto the highway shall be implemented in accordance with the details approved under Ref 19/01520/DISCON.

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 metres x 43 metres measured along the channel line of the north eastern visibility splay, and the south western visibility splay of 2.4 metres x 43 metres must be measured to the centre line of the carriageway on High Street. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Highway improvement works shall be carried out in accordance with the details agreed under Ref 19/01520/DISCON.

Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

a. Provision of a chicane / signing / lining as per drawing 664.05 (01) 001 REV D proposed site plan.
23 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing proposed site plan. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

24 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garages shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

25 Precautions to prevent the disposal of mud, grit and dirt on the public highway shall be implemented in accordance with the details agreed under Ref 19/01520/DISCON.

26 The development shall be carried out in accordance with the Construction Method Statement agreed under Ref 19/01520/DISCON.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In order to ensure that the development is carried out in accordance with the approved drawings.
3 In order to ensure that the materials used conform to the amenity requirements of the locality.
4 In the interests of visual amenity and in order to harmonise with the existing building.
5 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
6 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
7 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
8 To ensure the protection of the trees or shrubs during the carrying out of the development.
9 To ensure the protection of the trees or shrubs during the carrying out of the development.
10 To ensure the protection of the trees or shrubs during the carrying out of the development.
11 To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.
12 In the interests of maintaining air quality and in accordance with the NPPF.
13 In accordance with Section 12 of the NPPF as the site is of archaeological interest.
14 In the interests of conserving and enhancing biodiversity
15 In the interest of satisfactory and sustainable drainage
16 To ensure that no surface water discharges take place until proper provision has
been made for its disposal and in the interest of sustainable drainage

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

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

19 In the interests of highway safety.

20 In the interests of road safety.

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

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

23 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.

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

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

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

INFORMATIVES

1 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990, dated 13 February 2018.

2 The ecological assessment which accompanies this application advises that a European Protected Species Licence (EPSL) will be required to be obtained from Natural England in order for the works to be undertaken lawfully in respect of great crested newts and may become required in respect of bats. Where required, it is the applicant’s responsibility to engage a licenced ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.

3 An explanation of the terms used in Condition 20 is available from the Highway Authority.

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

5 The planning permission hereby granted sits alongside the original permission Ref 17/02938/FULMAJ, which remains intact and unamended.
LOCATION:
Birthwaite House Birthwaite Lane Ripley HG3 3JQ

PROPOSAL:
Erection of 1no new dwelling - REVISED SCHEME.

APPLICANT:
Mr And Mrs Hilton

REFUSED. Reason(s) for refusal:-

1. The proposed dwelling represents an overdevelopment of the site which would lead to the introduction of a large uncharacteristic residential building in open countryside that would be seen in views from the south from public rights of way and the A61. This would have a significant adverse impact on the landscape character of the area and would be contrary to Policies HD20, R11 and C2 of the Local Plan and the NPPF.

2. The proposal would lead to the loss of a large number of woodland trees covered by a Tree Preservation Order and the close proximity of the built form to the remaining trees would lead to pressure for further trees to be removed as the trees matured. This would have a significant detrimental impact to the landscape character of the area and would be contrary to Policy EQ2 of the Core Strategy, Policies HD13 and C2 of the Local Plan and the NPPF.

3. The proposed dwelling due to the close proximity to the boundary with Birthwaite House, the lack of screening, and the lack of space for landscape mitigation would have an unacceptable impact on the residential amenity of the residents of this property due to overlooking. This would be contrary to Policy HD20 of the Local Plan and the advice within the NPPF.
PROPOSAL:
Erection of agricultural building.

APPLICANT:
Group 14 Ltd

REFUSED. Reason(s) for refusal:

1. It has not been demonstrated that the proposal is reasonably necessary for the purposes of agriculture on the balance of probability. The proposal therefore fails to meet the requirements of Schedule 2, Part 6, Class A of the General Permitted Development Order.

2. Prior approval has been required from the Local Planning Authority and it has not been demonstrated that the applicant has displayed a site notice on or near the land on which the proposed development is to be carried out, or erected a notice in position for not less than 21 days in the period of 28 days from the date on which the Local Planning Authority gave notice to the applicant. The proposal therefore fails to meet the prior notification procedure and requirements under Paragraph A2 of Part 6, Class A of the General Permitted Development Order.

CASE NUMBER: 19/00862/FUL
WARD: Fountains & Ripley
CASE OFFICER: Arthama Lakhanpall
DATE VALID: 26.02.2019
GRID REF: E 425632
TARGET DATE: 23.04.2019
N 459960
REVISED TARGET: 
APPLICATION NO: 6.74.68.A.FUL
DECISION DATE: 18.04.2019

LOCATION:
Overdale Clint Bank Clint HG3 3DP

PROPOSAL:
Erection of single and two storey extensions and canopy, alterations to fenestration, widening of gate and partial raising of wall height.

APPLICANT:
Mr Ryan Brennan

REFUSED. Reason(s) for refusal:

1. The cumulative scale of extensions and canopy would present an incongruous and disproportionate development that would subsume the host dwelling and
substantially increase its footprint. The proposal by virtue of its form, scale, appearance and siting would create an alienated and incongruous development. It would therefore be detrimental to the character and appearance of the host dwelling and rural locality. It would conflict with guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policies EQ2 and SG4 of the Core Strategy and Saved Policies H15 and HD20 of the Local Plan.

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**CASE NUMBER:** 19/00910/DVCON  
**WARD:** Fountains & Ripley  
**GRID REF:** E 430452, N 463555  
**APPLICATION NO:** 6.67.62.B.DVCON  
**LOCATION:** Land Comprising Field At 430452 463555, Church Lane South Stainley HG3 3NE  
**PROPOSAL:** Application for the variation of condition 2 of planning permission 18/04434/FUL to allow alterations to plot 2 plans.  
**APPLICANT:** Moore  

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 11.01.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:
   - Proposed Site Setup - M51-1-DISCON2
   - Plot 1 M51-1-PLG1 Rev A
   - Plot 2 C71-1-PLG2 Rev C 23-2-2019
   - Plot 2 Garage C71-1-PLG3
   - Landscaping M51-1-DISCON1

3. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
   - (ii)(c) The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6.
(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on Standard Detail E6 and maintained thereafter to prevent such discharges.

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

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

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

4 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.4 meters x 43 meters measured along both channel lines of the major road Church Lane. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

INFORMATIVE
An explanation of the terms used above is available from the Highway Authority.

5 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing M51-1-PLG REVISED 18-10-2018 REVISION A (17-12-2018) HIGHWAY EXTENTS RE MEASURED REVISED VISIBILITY SPLAYS PLOT 1, and PUBLIC FOOTPATH SHOWN. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

6 Before any excavation or depositing of material in connection with the construction commences on the site precautions shall be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site in accordance with plan M51-1-DISCON2 and shall be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

7 The provision of (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site
shall be undertaken as shown on plan M51-1-DISCON2.
The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.
The materials used in the construction of the walls and roofs of the development hereby approved shall be in accordance with the details approved under planning application 18/02752/DISCON.

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

A landscaping scheme shall be implemented in accordance with plan M51-1-DISCON1.

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 buildings or enclosures as permitted by Class E of the General Permitted Development Order (as amended) other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent Order, the garage of Plot 2 shall not be converted into a habitable room(s).

The proposal shall be completed in accordance with the submitted Flood Risk Assessment.

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

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

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

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.
Prior to the first occupation of the residential units hereby approved an electric vehicle charging point shall be installed, and shall be retained and maintained as such for the lifetime of the development.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
4. In the interests of road safety.
5. To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
6. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
8. In order to ensure that the materials used conform to the amenity requirements of the locality.
9. To prevent pollution of the water environment.
10. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
11. In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
12. The garage is partly situated within Flood Zone 3 which would be inappropriate for habitable use and to protect the amenity of the residents of 1 Manor Cottages.
13. In order to protect existing and future residents.
14. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
15. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
16. To accord with the NPPF in terms of air quality.

INFORMATIVES

1. Adequate provision shall be made within the site boundary for the disposal of surface water generated by the development. The drainage strategy shall comply with Building Regulations 2000 - Approved Document H (H3) - Rainwater Drainage. It is the applicant/owners responsibility to ensure that surface water does not cause
nuisance to neighbouring land or property as a direct result of their development activities.

2 The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council’s Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/00957/PBR  
WARD: Fountains & Ripley  
CASE OFFICER: Emma Howson  
DATE VALID: 05.03.2019  
GRID REF: E431951, N468256  
TARGET DATE: 30.04.2019  
APPLICATION NO: 6.44.122.G.PBR  
REVISED TARGET: 24.04.2019  
DECISION DATE: 24.04.2019

LOCATION: 
Land Comprising Field At 431951 468256 Knaresborough Road Littlethorpe North Yorkshire

PROPOSAL: 
Prior notification for conversion of agricultural building to form 2 no. dwellings with associated building works.

APPLICANT: 
Mssrs D And T Ward

1 Prior approval not required

1 The development shall be completed within three years of the date of the prior notification application.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as amended.

Site plan 2018-017_P106
Ground floor plan 2018-017_P210
First floor plan 2018-017_P211
Roof plan 2018-017_P212
Proposed Elevation 1 - 2018-017_P250
Proposed Elevation 2 - 2018-017_P251
Proposed Elevation 3 - 2018-017_P252
Proposed Elevation 4 - 2018-017_P253
Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

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

(ii) an assessment of the potential risks to:
   * human health,
   * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
   * adjoining land,
   * groundwaters and surface waters
   * ecological systems
   * archaeological sites and ancient monuments;

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

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

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

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

D. REPORTING OF UNEXPECTED CONTAMINATION

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

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

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

(ii)(b) The existing access shall be improved by Standard Detail E7.

INFORMATIVE

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

5 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 2.0 metres x 120 metres measured along both channel lines of Knaresborough Road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

6 The developer shall install electric vehicle charging points on the development site for use by the future residents

Reasons for Conditions:-
1 To comply with the requirements of Town and Country Planning General Permitted Development Order 1995 Schedule 2, Part 3 Class Q (as amended from 6 April 2014)
2 In order to ensure that the development is carried out in accordance with the approved drawings.
3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
4 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
5 In the interests of highway safety
6 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.

CASE NUMBER: 19/00984/PNG  WARD: Fountains & Ripley
CASE OFFICER: Sarah Nichols  DATE VALID: 06.03.2019
GRID REF: E 426316  TARGET DATE: 01.05.2019
N 463449  REVISED TARGET: 25.04.2019
APPLICATION NO: 6.61.177.E.PNG

LOCATION:
Unit 1 Thornton Grove Farm Bishop Thornton Harrogate North Yorkshire HG3 3JW

PROPOSAL:
Prior Approval for the change of use of an Agricultural Building to B1 (Business) and B8 (Storage and Distribution) use.

APPLICANT:
Messers G Kirby & Son

APPROVED subject to the following conditions:-

1 This application has been called in for prior approval for reasons associated with the noise impacts of the development.

Reasons for Conditions:-
1 Electric vehicle charge points minimum specification work place developments (e.g. offices, education, industrial):

- Non-residential developments, one electric vehicle charging point should normally be provided for every 10 parking spaces. This may be reduced initially to 1 charging point for every 20 parking spaces with the remainder provided at an agreed trigger point.
- Mode 3 charging point with a type 2 outlet socket
- The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps

CASE NUMBER: 19/01078/TPO  WARD: Fountains & Ripley
CASE OFFICER: Natalie Ramadhin  DATE VALID: 15.03.2019
GRID REF: E 432109  TARGET DATE: 10.05.2019
N 469489  REVISED TARGET: 25.04.2019
APPLICATION NO: 6.44.102.F.TPO
LOCATION: 1 Little Crossing Littlethorpe HG4 3LG

PROPOSAL:
Felling of 1 no. Oak tree within Tree Preservation Order 02/1993.

APPLICANT:
Mrs H Atkinson

APPROVED subject to the following conditions:-

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

2 The proposed works shall be completed in strict accordance with the specification noted in the application.

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

4 During the first planting season (November - March) following the felling of the tree hereby granted consent, replacement tree planting shall take place as follows:-
   -1 No Oak
   -Tree to be 10-12 cm girth when measured at 1.5 metres from ground level at the
point of planting.
- Tree to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted.
- The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.
- Tree to be planted with the root collar at the same level as the surrounding soil levels.
- Tree to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx. 1 metre above ground level.
- Stake to be driven into the ground clear of the root ball.
- Tree to be planted in the first planting season after the felling of the noted trees and between November and March no closer than 2 metres of the felled tree.
- All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape

5  No later than three weeks following the commencement of the replacement tree planting described above, written notice shall be provided to the Local Planning Authority, together with a date for completion for the planting and a plan noting the location of the trees within the TPO area.

6  If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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 order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
5  In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
6  In order to maintain the amenity of the locality and to enable the completed replacement planting to be inspected and approved.
APPLICATION NO: 6.74.64.E.AMENDS

LOCATION:
Paddock East Of 3 High View Burnt Yates North Yorkshire

PROPOSAL:
Non-material amendment to allow for increased turning area and surface treatment to the access road of planning permission 17/05278/REM - Reserved Matters application under outline permission 17/00050/OUT for the erection of five dwellings with appearance, scale, layout and landscaping considered.

APPLICANT:
Bond Developments (Leeds) Ltd

APPROVED

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CASE NUMBER: 19/01585/AMENDS WARD: Harrogate Bilton Grange
CASE OFFICER: Emma Walsh DATE VALID: 10.04.2019
GRID REF: E 429959 TARGET DATE: 08.05.2019
N 456902 REVISED TARGET: 23.04.2019

APPLICATION NO: 6.79.13902.AMENDS

LOCATION:
81 St Johns Grove Harrogate North Yorkshire HG1 3AH

PROPOSAL:
Non-material amendment to allow for the addition of rooflights to planning permission 19/00050/FUL - Erection of single storey extension.

APPLICANT:
Mrs H Brett

APPROVED
LOCATION:
Major Toms Social The Ginnel Harrogate North Yorkshire HG1 2RB

PROPOSAL:
Change of use of public highway to form outside seating area for siting of 5 tables and 20 chairs.

APPLICANT:
Major Toms Social

REFUSED. Reason(s) for refusal:-

1 Insufficient information has been provided to address the proposals impact on crime and anti-social behaviour, and it therefore cannot be fully assessed. The proposal therefore would be detrimental to social sustainability. It would be contrary to guidance in the National Planning Policy Framework, and Policies SG4 and C1 of the Core Strategy and Saved Policy HD20 of the Local Plan.

2 The proposal, by virtue of its form, scale and appearance and siting would be visually harmful to the character and appearance of the host building and conservation area. It would present an incongruous feature that would result in loss of special character to the host building and fail to preserve or enhance its special interest. There are no public benefits that would outweigh the harm. Insufficient information has been provided to fully assess the proposal. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Harrogate Conservation Area Appraisal and Heritage Management, Policies SG4 and EQ2 of the Core Strategy, Saved Policies HD3 and HD20 of the Local Plan.

3 Insufficient information has been provided to address the proposals impact on highway safety and access, and it therefore cannot be fully assessed. The width of the highway appears inadequate to support the seating and allow users of the footpath to pass comfortably. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Policy SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.

4 The proposal would obstruct the neighbouring cellar window and be detrimental to residential amenity. It is therefore contrary to guidance in the National Planning Policy Framework, Policy SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.

5 The proposal would cause harm to residential amenity. The hours of use of the tables...
and chairs cannot be controlled by condition, and it is likely they would be used at unsociable hours. This would result in activity and noise that would harm the existing living conditions of neighbouring occupiers of the adjacent and surrounding properties. The proposal is therefore contrary to guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policy SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.

CASE NUMBER: 19/00287/DISCON
WARD: Harrogate Central
CASE OFFICER: Natalie Ramadhin
DATE VALID: 22.01.2019
GRID REF: E 430549
TARGET DATE: 19.03.2019
N 454842
REVISED TARGET: 03.05.2019
APPLICATION NO: 6.79.167.W.DISCON
DECISION DATE: 30.04.2019

LOCATION:
Southfield Station Parade Harrogate HG1 1HB

PROPOSAL:
Approval of details required under conditions 4, 5, 6 (Site constraints plan/site set-up) & 12 (Environmental Management Plan), 11 (Construction Phase Plan), 13 (Contamination report), 14 and 15 (Materials) of planning permission 18/03429/FULMAJ - Demolition of single storey building and erection of 4-storey building comprising 11 apartments with associated car parking. (revised scheme)

APPLICANT:
Castlehouse Construction Ltd

2 CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 The details and samples submitted for condition 4, 5, 6, 11, 12, 13, 14, 15 are considered acceptable.

2 Part D of condition 13 remains relevant in the event of unexpected contamination.

3 With regards to condition 14 and 15 (materials), the proposed stone is 'Scoutmoor' sandstone in a 'sawn' and 'tumbled' finish. The sub name for the Scoutmoor is 'Fletcher Bank'. Following consultation with the Original Case Officer, the sample
panels circled in red on the 'approved sample panels' document uploaded under Other Supporting Information on the 24th April, are considered acceptable.

**CASE NUMBER:** 19/00684/DISCON  
**WARD:** Harrogate Central  
**CASE OFFICER:** Josh Arthur  
**DATE VALID:** 14.02.2019  
**GRID REF:** E 430178, N 455464  
**TARGET DATE:** 11.04.2019  
**REVISED TARGET:** 03.05.2019  
**DECISION DATE:** 26.04.2019  
**APPLICATION NO:** 6.79.7138.F.DISCON  

**LOCATION:**  
4 Cheltenham Crescent Harrogate North Yorkshire HG1 1DQ  

**PROPOSAL:**  
Approval of details required under condition 3 (Sound Proofing) of planning permission 17/04755/FUL - Conversion of basement and ground floor restaurant to form 3 dwellings.  

**APPLICANT:**  
Mr D Lawrance  

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

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**CASE NUMBER:** 19/00834/COU  
**WARD:** Harrogate Central  
**CASE OFFICER:** Arthama Lakhanpall  
**DATE VALID:** 28.02.2019  
**GRID REF:** E 430225, N 454895  
**TARGET DATE:** 25.04.2019  
**REVISED TARGET:** 03.05.2019  
**DECISION DATE:** 24.04.2019  
**APPLICATION NO:** 6.79.4006.S.COU  

**LOCATION:**  
11 West Park Harrogate HG1 1BL  

**PROPOSAL:**  
Change of use of first floor domestic kitchen (Use Class C3) to private dining/restaurant (Use Class A3).  

**APPLICANT:**  
Star Pubs And Bars
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 24.04.2022.

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

Reasons for Conditions:-

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

2. In order to ensure compliance with the approved drawings.

INFORMATIVES

1. The area to the front of the property forms part of the Stray.

   See map here - 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.

   Please ensure that no parking of contractor's vehicles occurs on any areas of the Stray.

2. Drawing 2323-12 shows the proposed floor plan and references Restuarant space.

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CASE NUMBER: 19/00911/FUL  
WARD: Harrogate Central

CASE OFFICER: Arthama Lakhanpall  
DATE VALID: 04.03.2019

GRID REF: E 430684  
TARGET DATE: 29.04.2019

   N 455428  
REVISED TARGET: 

APPLICATION NO: 6.79.6982.F.FUL  
DECISION DATE: 25.04.2019

LOCATION:  
7 Chelmsford Road Harrogate HG1 5NA

PROPOSAL:  
Conversion of loft to form additional living accommodation including erection of replacement roof and installation of dormers and roof lights (Revised Scheme).
APPLICANT:
Mr And Mrs Walker

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 25.04.2022.

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

3 The external materials of the development hereby approved shall match the existing to the host dwelling.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted other than those approved.

Reasons for Conditions:-

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

2 In order to ensure compliance with the approved drawings.

3 In the interests of the visual amenity of the conservation area.

4 In the interests of privacy and residential amenity.
1 The development hereby permitted shall be begun on or before 25.04.2022.

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

Reasons for Conditions:-

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

CASE NUMBER: 19/00357/DISCON  WARD: Harrogate Coppice Valley
CASE OFFICER: Josh Arthur  DATE VALID: 28.01.2019
GRID REF: E 430157  TARGET DATE: 25.03.2019
N 455899  REVISED TARGET: 26.04.2019

LOCATION:
Springfield Court Springfield Avenue Harrogate North Yorkshire

PROPOSAL:
Approval of details required under conditions 3 (Construction and Environmental Management Plan), 4 (Surface Water Drainage), 5 (Remediation Scheme), 6 (Acoustic Report), and 11 (Landscaping details) of planning permission 18/00181/FULMAJ - Erection of residential building comprising of 26 apartments with associated car parking and landscaping.

APPLICANT:
Harrogate 14 Limited

CONFIRMATION of discharge of condition(s)
APPLICATION NO: 6.79.9130.D.FUL

LOCATION:
3 Brunswick Drive Harrogate HG1 2PZ

PROPOSAL:
Erection of double storey extension and alterations to fenestrations.

APPLICANT:
Mr And Ms P And M Robinson And Carey

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 17.04.2022.

2  The development hereby approved must be carried out in strict accordance with the details within the application form and the following revised plans and drawings: Location Plan, No. NYK333846, received 26 July 2018. Proposed Site Plan and Roof Plan, Dwg. No. 7018 / 02 G, received 12 April 2019. Existing and Proposed Plans and Elevations, Dwg. No. 7018 / 01 J, received 12 April 2019.

3  The proposed upper floor windows in the west gable elevation, facing No. 5 Brunswick Drive, shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

4  Prior to the first use of the terrace hereby approved, the glazed screen shall be erected (obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent) to a height of no less than 1.8 metres, above the floor level of the terrace, in the location as shown on the submitted drawings 7018 / 02 G and 7018 / 01 J. The screen must be erected in accordance with the approved plans and shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority.

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

6  Prior to application, a sample of the render to be used externally in the development hereby permitted shall be made available for inspection on site for the written approval of the Local Planning Authority. Development shall then be carried out in strict accordance with the approved details.
Prior to the installation of any new windows or replacement windows, drawings indicating details of the windows (elevations and sections), to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The details which are approved shall be carried out in full and shall be retained in accordance with the approved details thereafter.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the approved drawings.
3. To safeguard residential amenities of adjoining occupiers in accordance with Core Strategy policies SG4 and EQ2 and Saved Local Plan policies H15 and HD20.
4. To safeguard residential amenities of adjoining occupiers in accordance with Core Strategy policies SG4 and EQ2 and Saved Local Plan policies H15 and HD20.
5. To protect the character and appearance of the Conservation Area in the interests of visual amenity.
6. To protect the character and appearance of the Conservation Area in the interests of visual amenity.
7. To protect the character and appearance of the Conservation Area in the interests of visual amenity.

CASE NUMBER: 19/00686/FUL  WARD: Harrogate Duchy
CASE OFFICER: Emma Walsh  DATE VALID: 21.02.2019
GRID REF: E 429287  TARGET DATE: 18.04.2019
N 455818  REVISED TARGET:  DECISION DATE: 17.04.2019
APPLICATION NO: 6.79.4838.H.FUL

LOCATION: 23 Oakdale Harrogate North Yorkshire HG1 2LL

PROPOSAL: Part demolition of existing single-storey extension; Erection of single storey extension.

APPLICANT: Mr J Gamester

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 17.04.2022.
2 The development hereby permitted shall be carried out in strict accordance with the following amended drawings submitted with the application;

Location Plan; received 14.02.2019
Construction Site Plan; received 10.04.2019
Proposed Elevations and Floor plans; received 29.03.2019

3 Prior to the commencement of development including the delivery of equipment, machinery or materials to site, fencing within the Construction site plan (received 10.04.2019) should be installed in accordance with British Standards BS 5837:2012. Signs are to be fixed to this fenced area informing the builders that the fenced area is an 'Exclusion Zone' and not to be accessed unless by prior written consent from the LPA. The tree protection fencing may only be removed following the completion of construction.

4 For the duration of construction of the development hereby approved, there shall not be any storage of materials or equipment within the fenced area enclosing the protected trees at any time.

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 and to protect the amenity of protected trees.
4 In the interests of good arboricultural practice and to protect the amenity of protected trees.

CASE NUMBER: 19/00537/FUL
WARD: Harrogate Fairfax
CASE OFFICER: Naomi Waddington
DATE VALID: 19.02.2019
GRID REF: E 431839
TARGET DATE: 16.04.2019
N 455586
REVISED TARGET: DECISION DATE: 16.04.2019

APPLICATION NO: 6.79.4497.A.FUL

LOCATION:
Brandon Lodge 3 Lancaster Park Road Harrogate HG2 7SW

PROPOSAL:
Conversion of 5 no. bedsits and 1 no. flat to form 3 no. flats.
APPLICANT: Sanctuary Group

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 16.04.2022.

2 The development hereby permitted shall be carried out strictly in accordance with drawing number 18/024/02A received by the Local Planning Authority on 6 February 2019.

3 The bathroom windows shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be maintained at all times in perpetuity.

4 This consent allows the conversion of the property only and does not grant consent for any external alterations or replacement window frames, which must still be the subject of planning approval as appropriate.

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.
4 To safeguard the rights of control by the Local Planning Authority in this respect.

CASE NUMBER: 19/00695/FUL WARD: Harrogate Fairfax
CASE OFFICER: Jane Lurcuck DATE VALID: 25.02.2019
GRID REF: E 431969 TARGET DATE: 22.04.2019
N 455123 REVISED TARGET: 26.04.2019
APPLICATION NO: 6.79.3905.L.FUL DECISION DATE: 25.04.2019

LOCATION: CNG Stadium Wetherby Road Harrogate North Yorkshire HG2 7RY

PROPOSAL: Removal of existing 3G pitch and formation of new grass pitch.
APPLICANT:
Harrogate Town AFC

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 25.04.2022.

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

   Proposed site plan - grass pitch Dwg No: 7896(00)011
   Option 2 - 3G Synthetic Turf Carpet and infill removed STRI Plan dated 08.02.2019

3  Except for scheduled league or cup matches and pre-season friendlies for the Harrogate Town Football Club FA Regulated Youth Teams, Ladies and First Teams with a spectator presence, the pitch shall not be used for sports activities outside the hours of 09:00-21:00 Monday to Friday; 09:00-19:00 Saturday and 09:00-18:00 Sunday with no non-sport uses or activities to use the pitch at any time.

Reasons for Conditions:-

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

2  For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

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

CASE NUMBER: 19/00851/FUL  WARD: Harrogate Fairfax
CASE OFFICER: Emma Walsh  DATE VALID: 12.03.2019
GRID REF: E 431884  TARGET DATE: 07.05.2019
N 455332  REVISED TARGET:  DECISION DATE: 23.04.2019
APPLICATION NO: 6.79.13955.FUL
LOCATION:
63 Lancaster Park Road Harrogate HG2 7SN
PROPOSAL:
Erection of a replacement porch.

APPLICANT:
Mr D Dawes

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 23.04.2022.
2  The development hereby permitted shall be carried out in strict accordance with the following amended drawings submitted with the application;

   Proposed Site Plan; Drwg No 1476/19/01, received 26.02.2019
   Proposed Floor plan and Elevations; Drwg No 1476/19/03, received 26.02.2019

Reasons for Conditions:-

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

CASE NUMBER: 19/00953/FUL  WARD: Harrogate Fairfax
CASE OFFICER: Jane Lurcuck  DATE VALID: 01.03.2019
GRID REF: E 431969  TARGET DATE: 26.04.2019
N 455123  REVISED TARGET:
APPLICATION NO: 6.79.3905.M.FUL  DECISION DATE: 25.04.2019

LOCATION:
CNG Stadium Wetherby Road Harrogate North Yorkshire HG2 7RY

PROPOSAL:
Formation of new grass pitch to be installed over the existing 3G pitch.

APPLICANT:
Harrogate Town AFC

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 25.04.2022.
The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Proposed Site Plan - Grass Pitch Dwg No: 7896 (000)011
Option 1 - 3G Synthetic Turf Carpet and infill retained STRI dated 08.02.2019

Except for scheduled league or cup matches and pre-season friendlies for the Harrogate Town Football Club FA Regulated Youth Teams, Ladies and First Teams with a spectator presence, the pitch shall not be used for sports activities outside the hours of 09:00-21:00 Monday to Friday; 09:00-19:00 Saturday and 09:00-18:00 Sunday with no non-sport uses or activities to use the pitch at any time.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
3. In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

CASE NUMBER: 19/00815/PBR
WARD: Harrogate Harlow
CASE OFFICER: Emma Howson
GRID REF: E 428213
N 454302
APPLICATION NO: 6.79.11803.F.PBR
LOCATION: Pinewood Barn  Adjacent To Swallow Cottage Pinewood Farm Crag Lane Harrogate North Yorkshire HG3 1QA
PROPOSAL: Notification for prior approval of conversion of agricultural building to 1 no. dwelling house.
APPLICANT: Mr M Lloyd And Ms B Clarke
1. Prior approval not required
1 The development shall be completed within three years of the date of the prior notification application.

2 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

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

(ii) an assessment of the potential risks to:
  * human health,
  * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  * adjoining land,
  * groundwaters and surface waters
  * ecological systems
  * archaeological sites and ancient monuments;

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

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

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

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

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

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

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

Reasons for Conditions:-

1. To comply with the requirements of Town and Country Planning General Permitted Development Order 1995 Schedule 2, Part 3 Class Q (as amended from 6 April 2014)

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

CASE NUMBER: 19/00977/FUL
CASE OFFICER: Jeremy Constable
GRID REF: E 429314, N 453967
APPLICATION NO: 6.79.13971.FUL
LOCATION: 24 Pannal Ash Grove Harrogate North Yorkshire HG2 0HZ
PROPOSAL:
Erection of a single storey extension and alterations to fenestration.

APPLICANT:
Mr Mills And Ms McMillan

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 30.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   - Proposed plans and elevations: Drwg No. P.A.G. (24)/102 Rev B (received 05 March 2019)
   - Location and Site Plan: (received 05 March 2019)

3. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER: 19/01165/FUL
WARD: Harrogate Harlow
DATE VALID: 14.03.2019
TARGET DATE: 09.05.2019
REvised TARGET: 01.05.2019
DECISION DATE: 01.05.2019

APPLICATION NO: 6.79.11233.B.FUL

LOCATION:
110 Pannal Ash Road Harrogate North Yorkshire HG2 9AJ

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr Mick Hull / Ms Dianne Verity
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 01.05.2022.

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

   Site Plan (1:200) (PROPOSED)
   Rear Extension Dwg No: 3054-03 A
   Rear Extension Dwg No: 3054-04 A
   Rear Extension Dwg No: 3054-05 A
   Rear Extension Dwg No: 3054-06 A
   Rear Extension Dwg No: 3054-07 A
   Rear Extension Dwg No: 3054-08 A

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

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
3 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

INFORMATIVES

1 Advise existing drainage issues are investigated prior to the commencement of development.
LOCATION:
39A Harlow Oval Harrogate HG2 0DR

PROPOSAL:
Non-material amendment to allow a change in materials and alterations to fenestration to planning application 18/03535/FUL - Erection of single storey extension; Alterations to fenestration; Alterations to rear porch.

APPLICANT:
Mr & Mrs D Everingham

APPROVED

1 The development shall be carried out in strict accordance with the following amended drawings submitted with the application:

Proposed Floor Plan and Elevations: Drawing Number 18/0834/02 Revision D, received 9 April 2019.

Reasons for Conditions:-

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

INFORMATIVES

1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
LOCATION:
Black Swan Bowling Club Bowling Green Lime Grove Harrogate North Yorkshire

PROPOSAL:
Erection of a changing facility.

APPLICANT:
Black Swan Bowling Club

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18.04.2022.

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

   Proposed Floor Plan and Elevations: Drawing No. 01 Rev 0, received 19 February 2019.
   Proposed Site Plan: Drawing No. 02 Rev 0, received 19 February 2019.
   Location Plan: Scale 1:1250, received 22 February 2019.

Reasons for Conditions:-

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

CASE NUMBER: 19/00314/FUL  WARD: Harrogate Hookstone
CASE OFFICER: Jane Lurcuck  DATE VALID: 22.01.2019
GRID REF: E 432572  TARGET DATE: 19.03.2019
               N 454959  REVISED TARGET: 17.04.2019

LOCATION:
Summerland 7B Hookstone Chase Harrogate North Yorkshire HG2 7HH

PROPOSAL:
Erection of detached garage with first floor living accommodation.
APPLICANT:
Mr And Mrs Ricketts

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 17.04.2022.

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

   Location Plan received 24.03.2019
   Site Plan received 24.03.2019
   As proposed Dwg No: H.R. (7b)/03 Rev D received 24.03.2019

3. The rooflight to the south elevation of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing must be retained throughout the life of the development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows or rooflights shall be inserted in any elevations or roof of the development hereby approved, without the prior written approval of the Local Planning Authority.

5. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Summerland 7B Hookstone Chase.

Reasons for Conditions:-

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

2. For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

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

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

5. The formation of a separate residential or other use would not be acceptable; due to the impact on neighbouring residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
APPLICATION NO: 6.79.234.J.FUL

LOCATION:
Harrogate Squash And Fitness Centre  Hookstone Wood Track Harrogate HG2 8PN

PROPOSAL:
Siting and erection of temporary portakabin.

APPLICANT:
Harrogate Squash And Fitness Centre

2  APPROVED subject to the following conditions:-

1  The temporary building hereby approved shall be wholly removed from the site and the use shall be discontinued and the site restored to its original condition no later than 12 months from the date of the permission (unless further consent is granted by the Local Planning Authority prior to the end of that period).

2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Drg No: OPP1155774 Titan TN104 Specification drawing without legs
   Drg No: 19/0953/03 Location Plan

Reasons for Conditions:-

1  In the opinion of the Local Planning Authority the proposed structure is of a temporary nature and does not warrant an unlimited consent.
2  In order to ensure compliance with the approved drawings.
APPLICATION NO: 6.79.8180.B.FUL

LOCATION:
17 Masham Road Harrogate HG2 8QF

PROPOSAL:
Erection of a single and first storey extension, and alterations to fenestration. (Revised Scheme).

APPLICANT:
Mr And Mrs Doyle

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 25.04.2022.

2  The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
Location Plan & Block Plan, Dwg no. 18/0925/02, received 26 February 2019.
Proposed & Existing Floor Plans, Sections and Elevations, Dwg no. 18/0925/01 (revision B), received 26 February 2019.

3  Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

1  To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2  For the avoidance of doubt and to ensure compliance with the approved drawings.
3  To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.
PROPOSAL:
Erection of single-storey and two-storey extension; Formation of decking.

APPLICANT:
Mr M Connor

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 15.04.2022.
2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:

   Proposed Site Plan: Drawing No. 22DS_KR18 003 C, received 12 April 2019.
   Proposed Site Plan: Drawing No. 22DS_KR18 004 C, received 12 April 2019.

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

Reasons for Conditions:-

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

**APPLICANT:**
Mr And Mrs Maguire

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 17.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   - Proposed plans: Drwg No.09 Rev A (received 20.02.2019)
   - Proposed elevations: Drwg No.12 Rev B (received 20.02.2019)
   - Location Plan: (received 25.02.2019)

Reasons for Conditions:-

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

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**CASE NUMBER:** 19/00006/FUL  
**WARD:** Harrogate New Park  
**CASE OFFICER:** Emma Walsh  
**DATE VALID:** 04.03.2019  
**GRID REF:** E 429160, N 455985  
**TARGET DATE:** 29.04.2019  
**APPLICATION NO:** 6.79.9168.B.FUL  
**REVISED TARGET:**  
**DECISION DATE:** 18.04.2019

**LOCATION:**  
58 Norwood Grove Harrogate HG3 2X

**PROPOSAL:**
Erection of single storey extension and formation of balcony.

**APPLICANT:**
Mr E Shaw

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18.04.2022.
2 The development hereby permitted shall be carried out in strict accordance with the following amended drawings submitted with the application:

   Site Plan; received 02.01.2019
   Proposed Elevations and Floor plans; Drwg No 1804-(PL)103 Rev A, received 11.04.2019

Reasons for Conditions:

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

CASE NUMBER: 19/00827/FUL      WARD: Harrogate New Park
CASE OFFICER: Emma Walsh      DATE VALID: 25.02.2019
GRID REF: E 429411, N 456692  TARGET DATE: 22.04.2019
REVISED TARGET:  DECISION DATE: 12.04.2019
APPLICATION NO: 6.79.3217.A.FUL

LOCATION: 53 Electric Avenue Harrogate HG1 2BB

PROPOSAL: Erection of 1 two-storey extension. Formation of gate.

APPLICANT: Mr Ken Dance

APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun on or before 12.04.2022.

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

   Proposed Floor Plan and Elevations; Drawing No. Dance-03, Rev B. Received 07.03.2019.
   Location Plan; Drawing No. Dance-04. Received 25.02.2019.

3 Except where explicitly stated otherwise within the application form, the external
materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling.

Reasons for Conditions:-

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

CASE NUMBER: 19/00972/FUL  WARD: Harrogate New Park
CASE OFFICER: Arthama Lakhanpall  DATE VALID: 05.03.2019
GRID REF: E 429712 N 456764  TARGET DATE: 30.04.2019
DECISION DATE: 24.04.2019

LOCATION: 2 Archie Street Harrogate HG1 2DD

PROPOSAL:
Erection of single storey extension, installation of juliet balcony, alterations to fenestration and demolition of existing extension (Revised Scheme).

APPLICANT:
Mr G Lloyd

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 24.04.2022.
2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
3 The external materials of the development hereby approved shall match the existing to the host dwelling.
4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted other than those approved.
5 The roof of the single storey extension shall not be used as a terrace, balcony or
external amenity space at any time. No railings or other boundary treatment shall be erected to the roof of the single storey extension.

Reasons for Conditions:-

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

CASE NUMBER: 18/04703/FUL
WARD: Harrogate Oatlands
CASE OFFICER: Michelle Stephenson
DATE VALID: 15.11.2018
GRID REF: E 431320
TARGET DATE: 10.01.2019
N 452669
REVISED TARGET: 12.04.2019
DECISION DATE: 12.04.2019
APPLICATION NO: 6.79.9862.B.FUL
LOCATION:
27 Fulwith Road Harrogate North Yorkshire HG2 8HL
PROPOSAL:
Erection of gym/multi-purpose garden room and rear decking.
APPLICANT:
Mr M McElhinney

5 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 12.04.2022.
2 The development hereby approved must be carried out in strict accordance with the details within the application form, additional details received via email in relation to ground levels (dated 7 April 2019) and the following plans and drawings:
   Site Location Plan, (Street Wise Map), Licence no. 100047474, received 12 November 2018.
   Site Plan (as amended), received 7 April 2019.
   Proposed Garden Room Floor Plan, received 12 November 2018.
   Proposed Front elevation, Dwg no. 3 (as revised), received 7 April 2019.
   Proposed Rear Elevation, Dwg no. 4 (as revised), received 7 April 2019.
   Proposed Side Elevations, Dwg no. 5 (as revised), received 7 April 2019.
3 The proposed outbuilding/ garden room must be used wholly in conjunction with and in addition to the existing living accommodation of the dwelling known as 27 Fulwith Road.

4 The proposed windows in the north east elevation, facing 12 Fulwith Drive, must be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

5 Prior to the first use of the decking hereby approved, details showing the location, size, design and materials of a glass screen (obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent) or close-boarded fence of 1.8 metres in height, above the floor level of the decking, to extend the full depth of the decking adjacent to the boundary with 14 Fulwith Drive, must be submitted and approved in writing by the Local Planning Authority. The screen/fence shall be erected in accordance with the approved plans and shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 For the avoidance of doubt and to ensure compliance with the approved drawings.
3 The formation of an additional separate residential unit would not be acceptable.
4 To safeguard residential amenities of adjoining occupiers in accordance with Core Strategy policies SG4 and EQ2 and Saved Local Plan policies H15 and HD20.
5 To safeguard residential amenities of adjoining occupiers in accordance with Core Strategy policies SG4 and EQ2 and Saved Local Plan policies H15 and HD20.

CASE NUMBER: 19/00463/FUL
WARD: Harrogate Oatlands
CASE OFFICER: Jeremy Constable
DATE VALID: 01.02.2019
GRID REF: E 430708
TARGET DATE: 29.03.2019
N 453359
REVISED TARGET: 18.04.2019
APPLICATION NO: 6.79.13929.FUL
DECISION DATE: 17.04.2019
LOCATION:
82 Leeds Road Harrogate HG2 8HB
PROPOSAL:
Demolition of sun room, garage and stores. Erection of two and single storey extensions including the installation of dormer, Juliet balcony and roof lights. Erection of boundary wall and gates, removal of chimney and alterations to fenestration.

APPLICANT:
Mr And Mrs Hair

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 17.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   Location and Site Plan: Drwg No. 18/0842/04 (Rec 01.02.2019)
   Proposed plans: Drwg No. 18/0842/02 Rev E (Rec 11.04.2019)
   Proposed elevations: Drwg No. 18/0842/03 Rev E (Rec 11.04.2019)

3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

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

CASE NUMBER: 19/00900/FUL
WARD: Harrogate Oatlands
CASE OFFICER: Michelle Stephenson
DATE VALID: 01.03.2019
GRID REF: E 430864
TARGET DATE: 26.04.2019
N 453047
REVISED TARGET: DECISION DATE: 26.04.2019
APPLICATION NO: 6.79.1492.C.FUL

LOCATION:
161 Leeds Road Harrogate North Yorkshire HG2 8EZ

PROPOSAL:
Erection of a single storey extension.
APPLICANT:
Mrs R Milton

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.04.2022.

2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings: Location Plan and Site Plan, Dwg no. A/19/01 (revision A), received 1 March 2019. Existing and Proposed Plans & Elevations, Dwg no. A/19/02 (revision A), received 1 March 2019.

3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 For the avoidance of doubt and to ensure compliance with the approved drawings.
3 To protect the character and appearance of the host dwelling and surrounding area in the interests of visual amenity.

CASE NUMBER: 19/00996/FUL WARD: Harrogate Oatlands
CASE OFFICER: Emma Walsh DATE VALID: 12.03.2019
GRID REF: E 430885 TARGET DATE: 07.05.2019
N 452988 REVISED TARGET: 
APPLICATION NO: 6.79.5873.F.FUL DECISION DATE: 23.04.2019

LOCATION:
Almsford Court  2 Almsford Avenue Harrogate HG2 8HD

PROPOSAL:
Replacement of existing timber windows with UPVC white windows.

APPLICANT:
Oldridge Windows Ltd
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 23.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-
1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the approved details.

CASE NUMBER: 19/00998/PBR
WARD: Harrogate Oatlands
CASE OFFICER: Mike Parkes
DATE VALID: 06.03.2019
GRID REF: E 431705
TARGET DATE: 01.05.2019
N 453570
REVISED TARGET:
DECISION DATE: 30.04.2019
APPLICATION NO: 6.79.6452.D.PBR

LOCATION:
Crimple House Farm Hornbeam Park Avenue Harrogate North Yorkshire

PROPOSAL:
Prior notification for conversion of agricultural building to form 3 no. dwellings with associated building works.

APPLICANT:
Mrs S Hullah

APPROVED subject to the following conditions:-

1. The development hereby permitted must be completed within a period of 3 years starting with the prior approval date.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the following drawings and the following drawings as received by Harrogate Borough Council on 24.04.2019;
   Elevations S409 007 rev B
   Proposed plans S409 006 rev C
   and as received by Harrogate Borough Council on 29.04.2019;
Development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

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

(ii) an assessment of the potential risks to:
* human health,
* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
* adjoining land,
* groundwaters and surface waters
* ecological systems
* archaeological sites and ancient monuments;

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

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

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

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

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

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

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

4 A noise report undertaken by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The report shall make an assessment of the noise levels at the site and identify any mitigation which might be required by determining the existing noise climate, predicting the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development, and detailing proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

5 A signing consolidation scheme to ensure visibility sight lines at the junction of the access with Hornbeam Park Avenue are no longer impeded shall be implemented before any development beyond investigative works occurs in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, and implemented. The details shall also include an independent Stage 2 Road Safety Audit for the agreed off site highway works carried out in accordance with HD19/15 - Road Safety Audit or any superseding regulations and the recommendations of the Audit shall be addressed.

6 Before the development is brought into use facilities for the charging electric vehicles and other ultra-low emission vehicles shall be provided in strict accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Charging points installed shall be retained thereafter. The submitted details shall provide for one electric vehicle Mode 3 charging point of 16 Amp minimum and 32 Amp maximum with a type 2 outlet socket for each residential unit.

7 Prior to the first occupation of any of the three properties hereby provided the remainder of the barns and associated structures not part of this application shall
have been removed from the site and all business activity ceased.

8 Prior to the first occupation of the dwellings identified as Plots 1 and 2 on site plan S409 105 rev F the windows in the north west elevation shall have been triple glazed and shall thereafter be maintained as such.

Reasons for Conditions:-

1 To ensure compliance with Class Q of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
2 In order to ensure compliance with the approved drawings.
3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
4 To ensure that satisfactory noise levels are achieved within the dwellings and to also ensure that the external areas are protected.
5 To ensure that the details are satisfactory and in the interests of the safety and convenience of highway users.
6 To ensure adequate provision for alternative vehicle fuel technology and in the interests of air quality.
7 In the interests of residential amenity and privacy.
8 In the interests of residential amenity and privacy.

INFORMATIVES

1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Local Highway Authority any proposals for altering the route.

2 In respect of condition 4 developers may wish to contact the Association of Noise Consultants or the Institute of Acoustics http://www.ioa.org.uk for a list of members who may be considered a Competant Person.

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**CASE NUMBER:** 19/01060/FUL  
**WARD:** Harrogate Oatlands  
**CASE OFFICER:** Laura Bromley  
**DATE VALID:** 07.03.2019  
**GRID REF:** E 430958, N 453483  
**APPLICATION NO:** 6.79.13974.FUL  
**TARGET DATE:** 02.05.2019  
**REVISED TARGET:**  
**DECISION DATE:** 24.04.2019
PROPOSAL:
Erection of single storey extension; demolition of garage.

APPLICANT:
Mr And Mrs Bussey

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 24.04.2022.

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

Reasons for Conditions:-

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

2. In order to ensure compliance with the approved drawings.

INFORMATIVES

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

LOCATION:
12 Beech Avenue Harrogate North Yorkshire HG2 8DY

PROPOSAL:
Erection of single storey extension; demolition of garage.

APPLICANT:
Mr And Mrs Bussey

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 24.04.2022.

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

Reasons for Conditions:-

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

2. In order to ensure compliance with the approved drawings.

INFORMATIVES

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

LOCATION:
188 Tennyson Avenue Harrogate North Yorkshire HG1 3LF

PROPOSAL:
Erection of single storey extension, first floor extension and porch; Alterations to fenestration and to door.
APPLICANT: Mr P Hatchett

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 25.04.2022.

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

Proposed Site Plan and Floor Plans: Drg No. CW/1403/1/19 sht 3, Revised 15.4.2019, received 17 April 2019.
Proposed Elevations: Drg No. CW/1403/1/19 sht 4, Revised 15.4.2019, received 17 April 2019.
Location Plan: Title number NYK443764, received 6 February 2019.

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

Reasons for Conditions:-

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

CASE NUMBER: 19/00707/FUL WARD: Harrogate Old Bilton
CASE OFFICER: Sarah Nichols DATE VALID: 20.02.2019
GRID REF: E 430845 TARGET DATE: 17.04.2019
N 457290 REVISED TARGET:

LOCATION: 8 Gordon Avenue Harrogate North Yorkshire HG1 3DH

PROPOSAL:
Erection of two and single storey extensions, installation of roof lights and alterations to fenestration. (Revised Scheme).

APPLICANT:
Mrs M Schofield

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 16.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan - received 18.02.2019
   Site Plan (Drawing No 3907) - received 20.02.2019
   Existing and Proposed Drawings (Drawing No 3907) - received 15.04.2019

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

Reasons for Conditions:-

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

CASE NUMBER: 19/00858/FUL
WARD: Harrogate Old Bilton
CASE OFFICER: Laura Bromley
DATE VALID: 26.02.2019
GRID REF: E 430036
TARGET DATE: 23.04.2019
N 457652
REVISED TARGET:
DECISION DATE: 18.04.2019

APPLICATION NO: 6.79.13952.FUL

LOCATION:
44 Old Trough Way Harrogate HG1 3DE

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr & Mrs Darren and Jenny West

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 18.04.2022.
2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and or drawings received by the Council of the Borough of Harrogate on the 1st March 2019; and as modified by the conditions of this consent.

-Drg No: 2018 190 01 Rev B - Existing Plans & Elevations, Proposed Plans & Elevations, Site Plan, Location Plan

Reasons for Conditions:-

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

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CASE NUMBER: 19/00941/FUL
CASE OFFICER: Sarah Nichols
WARD: Harrogate Pannal Ward
GRID REF: E 429453, N 453177
DATE VALID: 04.03.2019
TARGET DATE: 29.04.2019
REVISED TARGET: 12.04.2019
DECISION DATE: 12.04.2019
APPLICATION NO: 6.79.1787.BB.FUL
LOCATION: Ashville College  Green Lane Harrogate HG2 9JP
PROPOSAL: Demolition of single-storey store, erection of new lift enclosure and extension to dining hall.
APPLICANT: Ashville College

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 12.04.2022.
2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan and Site Plan (Drawing No PL02) - received 04.03.2019
   Proposed Lower and Upper Ground Floor Plans (Drawing No PL02 004) - received 04.03.2019
   Proposed Elevations (Drawing No PL02 005) - received 04.03.2019
The external materials of the dining hall extension hereby approved shall match the external materials of the existing dining hall to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

CASE NUMBER: 19/01105/FUL
WARD: Harrogate Pannal Ward
CASE OFFICER: Emma Walsh
DATE VALID: 12.03.2019
GRID REF: E 429981
N 451582
TARGET DATE: 07.05.2019
REVISED TARGET: DECISION DATE: 01.05.2019
APPLICATION NO: 6.152.343.FUL

LOCATION:
34 Westminster Drive Burn Bridge HG3 1LW

PROPOSAL:
Demolition of conservatory and erection of a single storey extension and attached garage/store.

APPLICANT:
Mr G McDonald

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 01.05.2022.

2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

   Existing and Proposed Elevations, Floor plans and Site plans; Drwg No. 18/0913, received 12.03.2019.
   Location Plan and Site Plan, received 12.03.2019

3 Except where explicitly stated otherwise within the application form and submitted plans, the external materials to be used in the construction of the external surfaces of
the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

CASE NUMBER:  19/01449/AMENDS
WARD: Harrogate Pannal Ward
CASE OFFICER: David Potts
DATE VALID: 02.04.2019
GRID REF: E 429682
TARGET DATE: 30.04.2019
N 451932
REVISED TARGET: 26.04.2019
DEcision DATE: 26.04.2019
APPLICATION NO:  6.152.333.AMENDS
LOCATION:
Rafters 3 Hazel Close Burn Bridge Harrogate North Yorkshire HG3 1NB

PROPOSAL:
Non-material amendment to allow alterations to fenestration of extension of planning permission 18/05065/FUL - Demolition of conservatory, erection of infill extension to include porch, single storey extension, loft conversion with dormer windows and rooflight, hip to gable extension.

APPLICANT:
Mr And Mrs Berrill

1. APPROVED

1. The development shall be carried out in strict accordance with the following amended drawings submitted with the application:


Reasons for Conditions:-

1. In the interests of proper planning and for the avoidance of doubt.
PROPOSAL:
Removal of deck and installation of replacement deck with associated landscaping; erection of pavilion.

APPLICANT:
Ms Mary Pilling

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 30.04.2022.

2. The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No PWP296002 received 21 February and PWP296-003A received 2 April and PWP296-004A received 6 March by the Local Planning Authority on the 2019.

3. Prior to the commencement of the construction of the development hereby permitted samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.


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

Reasons for Conditions:-
1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. In the interests of visual amenity.
4. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
5. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

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**CASE NUMBER:** 19/00772/LB  
**WARD:** Harrogate St Georges  
**CASE OFFICER:** Mark Danforth  
**DATE VALID:** 07.03.2019  
**GRID REF:** E 430315  
**TARGET DATE:** 02.05.2019  
**N:** 454333  
**REVISED TARGET:**  
**APPLICATION NO:** 6.79.1682.O.LB  
**DECISION DATE:** 30.04.2019  

**APPLICATION NO:** 6.79.1682.O.LB  
**LOCATION:** 17 Park Drive Harrogate HG2 9AY  
**PROPOSAL:** Listed building consent for the removal of deck and installation of replacement deck with associated landscaping; erection of pavilion.  
**APPLICANT:** Ms Mary Pilling  

APPROVED subject to the following conditions:-

1. The works to which this consent relates must be begun on or before 30.04.2022.
2. The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No PWP296002 received 21 February and PWP296-003A received 2 April and PWP296-004A received 6 March by the Local Planning Authority on the 2019.

**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.
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 17.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and the submitted plans and drawings:
   - Proposed plans and elevations: Drwg No.002
     (received 18.01.19)
   - Location Plan: (received 18.01.2019)

3. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of visual amenity.
GRID REF: E 430883 TARGET DATE: 24.04.2019
N 454526 REVISED TARGET: 12.04.2019
APPLICATION NO: 6.79.5916.B.TPO

LOCATION:
1 St James Drive Harrogate North Yorkshire HG2 8HT

PROPOSAL:
Selective pruning of roots of 1 no. Platanus Tree within Tree Preservation Order 17/1997.

APPLICANT:
Mrs Ward

REFUSED. Reason(s) for refusal:

1 The proposed works would significantly harm the health and amenity value of the tree. This would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

CASE NUMBER: 19/01004/TPO WARD: Harrogate Stray
CASE OFFICER: Kate Lavelle DATE VALID: 11.03.2019
GRID REF: E 431543 TARGET DATE: 06.05.2019
N 454419 REVISED TARGET: 23.04.2019
APPLICATION NO: 6.79.6165.S.TPO

LOCATION:
Apley Grange 35 Oatlands Drive Harrogate North Yorkshire HG2 8JT

PROPOSAL:
Felling of 1no Beech tree within TPO 07/1990.

APPLICANT:
Mr Musa Korcu On Behalf Of SHCJ

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:
A crown reduction from a height of 20m to a reduced height of 6m together with the installation of a Cobra system to help stabilise the twin stems to one Beech tree within Area 1 of Tree Preservation Order 07/1990

Subject to the following Conditions;

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

2 The proposed works shall be completed in strict accordance with the specification noted

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

Reasons for Conditions:

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

2 In order to maintain the amenity of the locality.

3 In the interests of good arboricultural practice.

PART TO BE REFUSED:

Felling of one Beech tree within Area 1 of Tree Preservation Order 07/1990.

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, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

2 No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework, Saved Policy HD13 of the Local Plan and Policy EQ2 of the Core Strategy.

CASE NUMBER: 18/04021/FUL
CASE OFFICER: Sarah Nichols
GRID REF: E 429473
WARD: Harrogate Valley Gardens
DATE VALID: 08.10.2018
TARGET DATE: 03.12.2018
APPLICATION NO: 6.79.13859.FUL

LOCATION:
13 Heath Grove Harrogate North Yorkshire HG2 0PX

PROPOSAL:
Erection of single and two storey extensions.

APPLICANT:
Mr And Mrs Moore

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 25.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan - received 25.09.2019
   Proposed Drawings (Drawing No H.G. (13) / 04 Rev C) - received 17.04.2019

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

4. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further windows shall be inserted in the side elevation of the two storey extension hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

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

2. In order to ensure compliance with the approved drawings.

3. In the interests of visual amenity.

4. In the interests of privacy and residential amenity.

INFORMATIVES

1. You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.
This decision notice does not imply consent for the works and buildings labelled as permitted development on the proposed drawings, nor does it imply that these buildings fall within the remit of permitted development.

CASE NUMBER: 19/00717/FUL  WARD: Harrogate Valley Gardens
CASE OFFICER: Aimée McKenzie  DATE VALID: 22.02.2019
GRID REF: E 429833  TARGET DATE: 19.04.2019
N 455063  REVISED TARGET: 
APPLICATION NO:  6.79.5238.A.FUL
DECISION DATE: 12.04.2019

LOCATION:
20 Belmont Road Harrogate HG2 0LR

PROPOSAL:
Basement conversion to form 1 no. flat, formation of front stairs and alterations to fenestration.

APPLICANT:
Mr P Thurley

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 12.04.2022.

2  The development hereby permitted shall be carried out in accordance with the details within the application form, Design and Access Statement and drawings references: 'New Elevations', 'New Plans Drawing - 1 of 2' and 'New Plans Drawing - 2 of 2' dated received 19th February 2019 or as modified by the consent.

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

4  There shall be no bin storage to the front of the property, unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:-

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

2  For the avoidance of doubt and to safeguard the control of the Local Planning Authority.

3  In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
In the interests of visual and residential amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

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**CASE NUMBER:** 19/00755/FUL  
**WARD:** Harrogate Valley Gardens  
**CASE OFFICER:** Michelle Stephenson  
**DATE VALID:** 25.02.2019  
**GRID REF:** E 429468, N 454552  
**TARGET DATE:** 22.04.2019  
**REVISED TARGET:** 26.04.2019  
**APPLICATION NO:** 6.79.13948.FUL  
**DECISION DATE:** 26.04.2019  
**LOCATION:**  
15 Heath Grove Harrogate HG2 0PX  
**PROPOSAL:**  
Erection of a porch, two and single storey extensions and widening of the existing dropped kerb.  
**APPLICANT:**  
Mr And Mrs Parker

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.04.2022.

2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:  
   - Proposed Location Plan, Dwg no. PL(00)001 (revision A), received 25 February 2019.  
   - Proposed Site Plan, Dwg no. PL(00)002, received 20 February 2019.  
   - Proposed Floor Plans, Dwg no. PL(00)005, received 20 February 2019.  
   - Proposed Front & Rear Elevations, Dwg no. PL(00)006, received 20 February 2019.  
   - Proposed Side Elevations & Sections, Dwg no. PL(00)007, received 20 February 2019.

3. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
   - (ii)(c)The crossing of the highway verge and/or footway shall be constructed in
accordance with the approved details and/or Standard Detail number E6.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the approved drawings.
3. To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.
4. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

INFORMATIVES

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

2. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/00828/FUL  
WARD: Harrogate Valley Gardens  
CASE OFFICER: Sarah Nichols  
DATE VALID: 04.03.2019  
GRID REF: E 429578  
TARGET DATE: 29.04.2019  
N 454578  
REVISED TARGET: 26.04.2019  
APPLICATION NO: 6.79.7790.B.FUL  
DECISION DATE:  
LOCATION: 
Harlow Manor Lodge  62A Cold Bath Road Harrogate HG2 0PB  
PROPOSAL: 
Part demolition of 2m high boundary wall and rebuild to same specification.  
APPLICANT: Mr Michael Lowsley
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan - received 04.03.2019
   Site Plan - received 26.04.2019
   Structural Survey (Progress Consulting Ltd Ref PC0694L) - received 25.02.2019

3 All external stonework of the wall shall match the stonework of the original wall in type, size, colour, dressing, coursing, height and depth to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

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

INFORMATIVES

1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
Erection of single storey extension.

APPLICANT:
Dr R Penman

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18.04.2022.

2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   - Proposed plans and elevations: Drwg No.2036.036 (Rec 04.03.2019)
   - Location Plan: Drwg No.2036.001 (Received 04.03.2019)
   - Site Plan: Drwg No.2036.035 (Received 04.03.2019)

3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

CASE NUMBER: 19/01195/FUL  WARD: Harrogate Valley Gardens
CASE OFFICER: Emma Walsh  DATE VALID: 18.03.2019
GRID REF: E 429772  TARGET DATE: 13.05.2019
                  N 455289  REVISED TARGET: 
APPLICATION NO: 6.79.13982.FUL  DECISION DATE: 02.05.2019
LOCATION:
Kensington Apartments, Flat 10 1 Valley Drive Harrogate HG2 0JJ

PROPOSAL:
Installation of replacement of windows.

APPLICANT:
Mr & Mrs Wilkins
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 02.05.2022.

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

Reasons for Conditions:-

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

2. For the avoidance of doubt and to ensure compliance with the approved details.

CASE NUMBER: 19/01398/DISCON  
WARD: Harrogate Valley Gardens  
CASE OFFICER: Josh Arthur  
DATE VALID: 01.04.2019  
GRID REF: E 429218  
TARGET DATE: 27.05.2019  
N 454683  
REVISED TARGET: 23.04.2019  
APPLICATION NO: 6.79.13887.DISCON  
DECISION DATE: 23.04.2019  
LOCATION: 46 Harlow Moor Drive Harrogate HG2 0LE  
PROPOSAL: Application for approval of details required under Conditions 3 (Material Samples) of Planning Permission 18/04971/FUL - Demolition of existing dwelling and erection of a replacement dwelling.  
APPLICANT: Mr & Mrs King  
CONFIRMATION of discharge of condition(s)
**CASE NUMBER:** 18/00783/DISCON  
**WARD:** Killinghall & Hampsthwaite  
**CASE OFFICER:** Gerard Walsh  
**DATE VALID:** 23.02.2018  
**GRID REF:** E 428022 N 456989  
**TARGET DATE:** 20.04.2018  
**APPLICATION NO:** 6.93.635.A.DISCON

**APPLICATION:**  
Field At 427949  456979 Adjacent ToLand Comprising Field At 428022 456969 Skipton Road Killinghall North Yorkshire

**PROPOSAL:**  
Application of approval of details under conditions 5 (Highways), 8 (Construction Method Statement), 12 (Travel Plan), 13 (Contaminated Land), 14 (Noise), 15 (Refuse), 16 (Dust Mitigation Measures), 19 (Removal of Himalayan Balsam), 27 (Surface Water Drainage Strategy) and 36 (Secure by Design) of planning permission 14/00854/OUTMAJ - Outline application for residential development (Use Class C3) with open space, landscaping and associated access with access considered (site 7.27 ha) (Revised Scheme)

**APPLICANT:**  
c/o Agent

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

**INFORMATIVES**

1. Part 4 of condition 13, in relation to unforeseen contamination, still applies as the development progresses.

2. Harrogate Borough Council's Land Drainage Officer has confirmed that the submitted details are sufficient to partially discharge condition 27. You will need to submit details of how the surface water drainage system will be maintained and managed after completion and have them approved in writing by the local planning authority in order to fully discharge this condition. The condition is only partially discharged at this stage.

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**CASE NUMBER:** 19/00270/DISCON  
**WARD:** Killinghall & Hampsthwaite  
**CASE OFFICER:** Jeremy Constable  
**DATE VALID:** 23.01.2019  
**GRID REF:** E 428651 N 458562  
**TARGET DATE:** 20.03.2019  
**REVISED TARGET:**  
**DECISION DATE:** 12.04.2019
APPLICATION NO: 6.93.665.A.DISCON

LOCATION:
Land Off Ripon Road Killinghall North Yorkshire

PROPOSAL:
Approval of details required under conditions 3 and 4 (Material samples) of planning permission 18/01603/REMMAJ - Reserved matters application for appearance, landscaping, layout and scale under outline permission 18/03162/DVCMAJ for erection of up to 73 dwellings with access considered.

APPLICANT:
Strategic Team Maintenance Co Ltd & Yorkshire Housing Limited

CONFIRMATION of discharge of condition(s)

CASE NUMBER: 19/00448/COU
CASE OFFICER: Jane Lurcuck
GRID REF: E 428673

WARD: Killinghall & Hampsthwaite
DATE VALID: 05.02.2019
TARGET DATE: 02.04.2019
REVISED TARGET: 17.04.2019
DECISION DATE: 12.04.2019

APPLICATION NO: 6.93.86.X.COU

LOCATION:
Lawn House 92A Ripon Road Killinghall HG3 2AY

PROPOSAL:
Retrospective application for change of use from a C3 Residential Dwelling to a mixed use C3 Residential Dwelling and D1 Child Minding Service (revised description).

APPLICANT:
Mr Mark Fagan

APPROVED subject to the following conditions:-

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

   Car Park Layout Dwg No: 2019.264 100
2 The business must be operated strictly in accordance with the Parking Management Plan hereby approved.

3 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on the site plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reasons for Conditions:-

1 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

2 In the interests of Highway safety and providing safe drop off / collection operations; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

3 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

INFORMATIVES

1 In order to promote the use of electric cars and reduce pollution as well as to ensure the development conforms to the NPPF, the Air Quality team recommend that the dwelling be fitted with an electric vehicle charging point.

   It is recommended that charging units which provide for Mode 3 Charging with a minimum 16amp rating are provided.

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CASE NUMBER: 19/00742/ADV  WARD: Killinghall & Hampsthwaite
CASE OFFICER: Arthama Lakhanpall  DATE VALID: 28.02.2019
GRID REF: E 427248  TARGET DATE: 25.04.2019
             N 457851  REVISED TARGET:    

LOCATION:
Levens Hall Park Lund Lane Killinghall North Yorkshire
PROPOSAL:
Display of 1 non illuminated fascia board and 1 non illuminated freestanding sign.

APPLICANT:
CL & KC Dawson

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 modified by the conditions of this consent received 10 April 2019.

Reasons for Conditions:-

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

CASE NUMBER: 19/01061/FUL  WARD: Killinghall & Hampsthwaite
CASE OFFICER: Laura Bromley  DATE VALID: 08.03.2019
GRID REF: E 425959  TARGET DATE: 03.05.2019
               N 458602  REVISED TARGET:  
APPLICATION NO: 6.92.94.C.FUL  DECISION DATE: 24.04.2019

LOCATION:
9 Finden Gardens Hampsthwaite Harrogate North Yorkshire HG3 2EL

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr And Mrs Nelson

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 24.04.2022.

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

3 The external materials of the extension hereby approved shall match the existing to the satisfaction of the Local Planning Authority.
Reasons for Conditions:-

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

INFORMATIVES

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

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

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority’s Property Search Service on 0845 762 6848 or at www.groundstability.com.
LOCATION:
Summerfield Abbey Road Knaresborough North Yorkshire HG5 8HX

PROPOSAL:
Demolition of 2 no. conservatories and formation of patio and stairs. Erection of two storey and first floor extensions including installation of dormer and roof lights and raising of roof height. Alterations to doorways and fenestration and removal of chimneys.

APPLICANT:
Mr I Robinson

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 18.04.2022.

2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   - Location Plan, Dwg no. A5, received 7 January 2019.
   - Proposed Site Plan, Dwg no. A2, received 18 April 2019.
   - Proposed Floor Plans, Dwg no. A4, received 18 April 2019.
   - Proposed Elevations, Dwg no. A3, received 9 April 2019.

3. The proposed upper floor window in the north east elevation, facing 'Abbey Mill Riverside', shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

4. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

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

To safeguard residential amenities of adjoining occupiers in accordance with Core Strategy policies SG4 and EQ2 and Saved Local Plan policies H15 and HD20.

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

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**CASE NUMBER:** 19/00974/FUL  
**WARD:** Knaresborough Aspin & Calcutt

**CASE OFFICER:** Jeremy Constable  
**DATE VALID:** 05.03.2019

**GRID REF:** E 435394  
**TARGET DATE:** 30.04.2019

**GRID REF:** N 456265  
**REVISED TARGET:**

**APPLICATION NO:** 6.100.1826.A.FUL

**LOCATION:** Low Garth 4 Aspin Oval Knaresborough North Yorkshire HG5 8EW

**PROPOSAL:** Erection of a single storey extension.

**APPLICANT:** Mrs Child

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 23.04.2022.

2. The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and drawings:
   - Proposed plans and elevations Drwg Nos. 1692 04 and 05 (Rec 05 Mar 2019)
   - Location and Site Plan: (Received 05 Mar 2019)

3. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.

Reasons for Conditions:-

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

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

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**CASE NUMBER:** 19/00514/FUL  
**WARD:** Knaresborough Castle  
**CASE OFFICER:** Jane Lurcuck  
**DATE VALID:** 12.02.2019  
**GRID REF:** E 434977  
**TARGET DATE:** 09.04.2019  
**APPLICATION NO:** 6.100.2907.F.FUL  
**GRID REF:** N 457020  
**REVISED TARGET:** 24.04.2019  
**DECISION DATE:** 24.04.2019  

**LOCATION:**  
46 Market Place And 2 & 4 Kirkgate Knaresborough HG5 8AG  

**PROPOSAL:**  
Conversion of rear of the former pork butchers and upper floors to create 2 no. dwellings retaining the retail unit to 46 Market Place (revised description).  

**APPLICANT:**  
SP Conversions Ltd  

**APPROVED subject to the following conditions:**  

1. The development hereby permitted shall be begun on or before 24.04.2022.  
2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:  

   - Proposed GF and FF plans Dwg No: P301  
   - Proposed plans - upper floors Dwg No: P302  
   - Proposed elevations Dwg No: P203  

**Reasons for Conditions:**  

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

**INFORMATIVES**  

1. Listed Building Consent is also required in respect of this development.  

You are advised not to start work until such time as an appropriate Notice of Listed
Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.

Please note conditions attached to the companion Listed Building Consent will need to be formally discharged.

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

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

CASE NUMBER:  19/00272/FUL
WARD: Knaresborough Scriven Park
CASE OFFICER: David Potts
DATE VALID: 12.02.2019
GRID REF: E 435444
N 458089
TARGET DATE: 09.04.2019
REVISED TARGET: 26.04.2019
DECISION DATE: 25.04.2019
APPLICATION NO: 6.100.13502.FUL
LOCATION:
1 Orchard Close Knaresborough North Yorkshire HG5 0NH

PROPOSAL:
Erection of two storey extension; Erection of single storey extension; Demolition of conservatory; Alterations to landscaping and hardstanding.

APPLICANT:
Ms Nicola Barnard

APPROVED subject to the following conditions:-
1  The development hereby permitted shall be begun on or before 25.04.2022.
2  The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:

    Location Plan: OS MasterMap, received 21 January 2019.
3  The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
Reasons for Conditions:-

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

CASE NUMBER: 19/00660/FUL  WARD: Knaresborough Scriven Park
CASE OFFICER: Michelle Stephenson  DATE VALID: 21.02.2019
GRID REF: E 435388  TARGET DATE: 18.04.2019
N 457653  REVISED TARGET: 01.05.2019
APPLICATION NO: 6.100.13509.FUL  DECISION DATE: 01.05.2019

LOCATION:
64 Frogmire Road Knaresborough North Yorkshire HG5 0LE

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

APPLICANT:
Mr John Sherlock

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 01.05.2022.
2. The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
   Location Plan, Dwg no. LP01A, received 14 February 2019.
   Proposed Plans, Elevations and Sections, Dwg no. P02A, received 25 April 2019.
3. Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of the existing dwelling.
4. The 1 no. upper floor window and 3 no. ground floor windows proposed in the south east elevation, facing No. 62 Frogmire Road, shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.
Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the approved drawings.
3. To protect the character and appearance of the host dwelling and street scene in the interests of visual amenity.
4. To safeguard residential amenities of adjoining occupiers in accordance with Core Strategy policies SG4 and EQ2 and Saved Local Plan policies H15 and HD20.

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CASE NUMBER: 19/00901/OUT  WARD: Knaresborough Scriven Park
CASE OFFICER: Gillian Pinna-Morrell  DATE VALID: 27.02.2019
GRID REF: E 435188  TARGET DATE: 24.04.2019
H 457733  REVISED TARGET:
APPLICATION NO: 6.100.1539.A.OUT
DECISION DATE: 23.04.2019

LOCATION:
40 Stockwell Grove Knaresborough North Yorkshire HG5 0LN

PROPOSAL:
Outline application for the erection of a dwelling with all matters reserved.

APPLICANT:
Mr Devaney

1. REFUSED. Reason(s) for refusal:

1. The construction of a detached dwelling on the site would contrast with the prevailing character, and would detract from the spatial quality and appearance of the built form in a manner that would adversely affect the character and appearance of the area. Moreover, the proposal would not provide suitable living conditions for future residents due to noise and disturbance arising from the adjacent commercial premises. No evidence has been provided to demonstrate that this harm could be overcome by mitigation measures. The proposal is therefore contrary to saved Policy HD20 of the Harrogate District Local Plan and Policies SG4 and EQ2 of the Harrogate District Core Strategy DPD, along with Government advice embodied in the National Planning Policy Framework, July 2018.
APPLICATION NO: 6.100.13512.FUL

LOCATION:
13 Tentergate Lane Knaresborough HG5 9BH

PROPOSAL:
Erection of single storey extension.

APPLICANT:
Mr And Mrs Brearton

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 30.04.2022.

2  The development hereby approved must be carried out in strict accordance with the
details within the application form and the following amended plans and drawings:
Location Plan, ID: BW1-00777164, received 4 March 2019.
Ground Floor Layout and Rear Elevation as Proposed, Dwg no. 04, received 4 March
2019.
Side Elevations, Dwg no. 05, received 29 April 2019.

3  Except where explicitly stated otherwise within the application form the external
materials of the development hereby approved shall match those of the existing
dwelling.

Reasons for Conditions:-

1  To ensure compliance with Sections 91-94 of the Town and Country Planning Act
1990.
2  For the avoidance of doubt and to ensure compliance with the approved drawings.
3  To protect the character and appearance of the host dwelling and street scene in the
interests of visual amenity.
Crown reduction (to 9m) of 1 no. Oak tree. within Tree Preservation Order 20/2004.

APPLICANT:
Mr S Watts

REFUSED. Reason(s) for refusal:-

1. The proposed works would have a detrimental impact on the health and visual amenity of the tree and its contribution to the locality and would conflict with guidance National Planning Policy Framework and Policy EQ2 of the Core Strategy.

2. No technical justification which outweighs the amenity value of the tree has been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework and Policy EQ2 of the Core Strategy.
APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 30.11.2020.

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

- Proposed site plan Dwg No: 2377 (PL)03 Rev D
- Proposed ground floor plan Dwg No: 2377 (PL)11 Rev A
- Proposed first floor plan Dwg No: 2377 (PL)12 Rev A
- Proposed elevations A-C Dwg No: 2377 (PL)13 Rev A
- Proposed elevations D-F Dwg No: 2377 (PL)14 Rev A
- Proposed elevations G-J Dwg No: 2377 (PL)15 Rev A
- Building usage / demolition plan Dwg No: 2377 (PL)20 Rev A
- Large refuse vehicle swept path Dwg No: AMA/20385/ATR001
- Proposed bin storage area Dwg No: 2377 (PL)100 Rev A
- Bin store fence elevation detail

3 The agricultural buildings to the west of the development shall not be used for the housing of livestock at any time.

4 At the agricultural buildings to the west of the development, no vehicles, machinery or agricultural equipment shall be operated or moved outside the hours between 07:30 and 21:00 on any day apart from vehicles in class M1 (passenger vehicles with no more than 8 seats) and class N1 (goods vehicles having a maximum mass not exceeding 3.5 tonnes).

5 At the agricultural buildings to the west of the development, maintenance or repair activities on vehicles, machinery or agricultural equipment shall not be carried out:

- Outside the hours between 07:30 and 21:00 on any day
- At any time on vehicles, machinery or agricultural equipment that is not owned or operated by the occupier of the building

6 The development hereby approved must be carried out strictly in accordance with the details and sample materials approved under application 18/03721/DISCON on the 28.11.2019; unless otherwise approved by the Local Planning Authority.

7 The development hereby approved must be carried out strictly in accordance with the Root3 landscape plan, details and timings approved under application 18/03721/DISCON on the 28.11.2019; unless otherwise approved 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 extensions, garages, outbuildings, windows, rooflights or dormer windows, other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the
local planning authority.

9 Prior to the occupation of the dwellings hereby approved, the infrastructure for electric vehicle charging points as approved under application 18/03721/DISCON on the 28.11.2018 shall be installed; unless otherwise approved by the Local Planning Authority.

10 Development must be carried out in accordance with the information submitted to discharge Parts A-C and approved under application 18/03721/DISCON on the 28.11.2018. Part D is still relevant.

D. REPORTING OF UNEXPECTED CONTAMINATION

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

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

11 Works shall be undertaken strictly in accordance with the Method Statement which forms section 9.2 of the Bat, Breeding Bird and Barn Owl Scoping Survey (MAB, May 2017) and the findings of the MAB report dated 09.03.2019 approved under 18/01085/DISCON on the 08.05.2018. A professional quality bat box and an swift brick shall be incorporated at height into a gable of the new dwellings, prior to the occupation of each individual barn conversion.

12 Works to Unit 4 must be commenced outside the main birds nesting season (March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds would be disturbed by the works.

13 Prior to the occupation of each of the barn conversions hereby approved, buildings shown to be demolished (dashed blue line) on Dwg No: 2377 (PL)03 Rev D shall be removed from site and the land made good, to the satisfaction of the Local Planning Authority. The removal of these buildings to be phased with their conversion.

14 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

15 Private Access/Verge Crossings: Construction Requirements

Prior to the first occupation of the barn conversion dwellings, the access(es) to the site must have been set out and constructed in accordance with the published Specification of the Highway Authority.
and the following requirements

c. The existing access shall be improved using Standard Detail E6.

16 Precautions to prevent mud on the highway
Development must be carried out in accordance with the details approved under 18/03721/DISCON on 28.11.2018. These precautions must be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

17 Prior to the first occupation of the barn conversion dwelling, the approved turning area for refuge lorries and the bin storage area must be provided in accordance with the approved plans and details and thereafter maintained and retained for its intended purpose.

Reasons for Conditions:-

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

2 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

3 In the interests of residential amenity of the future occupiers of the barn conversions hereby approved; in accordance with Core Strategy Policies SG4 of the Harrogate District Local Development Framework.

4 In the interests of residential amenity of the future occupiers of the barn conversions hereby approved; in accordance with Core Strategy Policies SG4 of the Harrogate District Local Development Framework.

5 In the interests of residential amenity of the future occupiers of the barn conversions hereby approved; in accordance with Core Strategy Policies SG4 of the Harrogate District Local Development Framework.

6 In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

7 In the interests of visual amenity to protect the landscape setting of the barns; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

8 In the interests of visual amenity to protect the landscape setting of the barns; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

9 In the interests of air quality; in accordance with the guidance set out in the NPPF Paragraph 110 and Core Strategy Policy EQ1 of the Harrogate District Local Development Framework.

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

11. In order to protect the habitats of protected species; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

12. In order to protect the habitats of protected species; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

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

14. To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development and character and setting of the countryside; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

15. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

16. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

17. In the interests of visual and residential amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

INFORMATIVES

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

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

CASE NUMBER: 19/00723/DISCON WARD: Marston Moor
CASE OFFICER: Kate Lavelle
GRID REF: E 446736, N 455655
APPLICATION NO: 6.113.187.DISCON
LOCATION: Keld Lodge Crooked Lane Kirk Hammerton North Yorkshire
PROPOSAL: Approval of details required under condition 9 Parts A-C (Remediation Scheme) of planning permission 17/04003/FUL - Erection of 1 dwelling and garage with formation of hard standing, associated landscaping and new access.
APPLICANT: Metcalf

CONFIRMATION of discharge of condition(s)

1. The submitted details for Parts A-C of condition 9 are considered to be acceptable.
2. Part D of condition 9 requires compliance in the event of reporting of unexpected contamination.

INFORMATIVES

CASE NUMBER: 19/00770/FUL
CASE OFFICER: Aimée McKenzie
GRID REF: E 445211, N 450624
APPLICATION NO: 6.142.49.C.FUL
LOCATION: East End Cottage Main Street Bickerton LS22 5ER
PROPOSAL: Demolition of conservatory and erection of a two storey extension.
APPLICANT: Mr S M Rankine
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.04.2022.

2. The extension hereby approved shall be carried out in strict accordance with the details within the application form (dated and received by Harrogate Borough Council on 21 February 2019) and revised drawings references: AP 277 : 03 C (dated and received by Harrogate Borough Council on 24 April 2019) and as modified by this consent.

3. The external materials of the extension hereby approved shall match that of the existing property.

4. The side first floor ensuite window facing the Garth shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and the window shall be top half opening only. The level of obscure glazing and style of opening of the window shall be retained throughout the life of the development.

Reasons for Conditions:-

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

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

3. In the interest of visual amenity.

4. In the interests of protecting privacy and residential amenity in line with policy SG4 of the Harrogate Core Strategy.
The submitted details and samples are considered to be acceptable.

The submitted details and samples are considered to be acceptable.
PROPOSAL:
Notification of Removal of overhead line and installation of wooden pole.

APPLICANT:
Norther Powergrid

Subject to NO OBJECTIONS

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

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

   (ii) does not wish the Secretary of State to consider the application using the full section 37 process under the Electricity Act 1989
APPLICANT:
Mr S Watson

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 15.04.2022.

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

Drg No: 4536 Existing & Proposed Drawings

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

Reasons for Conditions:-

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

2. In order to ensure compliance with the approved drawings.

3. In the interests of visual amenity.
1 The development hereby permitted shall be begun on or before 12.04.2022.

2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans:
   Proposed Floor Plans and Elevations; Drwg No. 03, received 01.03.2019. Site plan; received 01.03.2019.

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

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In order to ensure compliance with the approved drawings.
3 In order to ensure that the materials used conform to the amenity requirements of the locality.

CASE NUMBER: 19/01125/FUL  WARD: Masham & Kirkby Malzeard
CASE OFFICER: Emma Walsh  DATE VALID: 13.03.2019
GRID REF: E 423062  TARGET DATE: 08.05.2019
N 474311  REVISED TARGET: 01.05.2019
APPLICATION NO: 6.24.171.A.FUL  DECISION DATE: 01.05.2019

LOCATION:
Longswale Farm  Main Street Kirkby Malzeard HG4 3SD

PROPOSAL:
Erection of garden shed.

APPLICANT:
Mr Andrew Bodey

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 01.05.2022.
2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

Proposed Floor Plan and Elevations; received 13.03.2019.
Proposed site plan; received 13.03.2019.

Reasons for Conditions:-

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

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CASE NUMBER: 19/01507/PROWNY WARD: Masham & Kirkby Malzeard
CASE OFFICER: Natalie Ramadhin DATE VALID: 05.04.2019
GRID REF: E 423032 TARGET DATE: 17.05.2019
N 474329 REVISED TARGET:
APPLICATION NO: 6.24.PROWNY DECISION DATE: 30.04.2019

LOCATION:
Arrowfield Main Street Kirkby Malzeard Ripon North Yorkshire HG4 3SE

PROPOSAL:
NYCC consultation on creation of new public right of way.

APPLICANT:
North Yorkshire County Council

Subject to NO OBJECTIONS

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CASE NUMBER: 18/05085/REM WARD: Nidd Valley
CASE OFFICER: Naomi Waddington DATE VALID: 29.01.2019
GRID REF: E 419992 TARGET DATE: 26.03.2019
N 459564 REVISED TARGET: 09.04.2019
APPLICATION NO: 6.90.416.A.REM

LOCATION:
Development Land West Of Walker Barn Main Street Darley North Yorkshire

PROPOSAL:
Reserved matters application for (erection of 1 dwelling (appearance, landscaping & scale to be considered) under Outline Permission 16/05561/OUT.

APPLICANT:
Hollings & Robinson

APPROVED subject to the following conditions:-

1. The development to which the reserved matters hereby approved relate shall be commenced within two years of the date of this decision.

2. The development hereby permitted shall be carried out strictly in accordance with drawing numbers 13835/01 C, 13835/03 B, 13835/04 B, 13835/05 B and 13835/06 B received by the Local Planning Authority on 13 March 2019, and drawing number 13835/02 C received by the Local Planning Authority on 11 April 2019.

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

4. Prior to the construction of the roof of the development hereby approved a sample of the roofing material, the colour of the gravel and a sample of the gravel sett edge shall be made available on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

5. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
   (i) The existing access shall be improved using Standard Detail E6.

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

6  Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
   a. vehicular, cycle, and pedestrian accesses
   b. vehicular and cycle parking
   c. vehicular turning arrangements
   d. manoeuvring arrangements

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

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

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

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

8  Prior to the importation of any topsoil to the site, a certificate to demonstrate the topsoil is suitable for use in a residential garden shall be submitted for the written approval of the Local Planning Authority. Only topsoil subject to the certification shall be used.
Prior to the first occupation of the dwelling hereby permitted, a facility shall be provided for charging electric vehicles and other ultra-low emission vehicles. One electric vehicle charging point shall be provided which shall be a Mode 3 charging point with a type 2 outlet socket. The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. The charging point installed shall be retained thereafter. Full details shall be provided to the Local Planning Authority to confirm the provision and position of the electric vehicle charging point prior to occupation of the dwelling.

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

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning
3. In order to ensure that the materials used conform to the amenity requirements of the locality
4. In order to ensure that the materials used conform to the amenity requirements of the locality
5. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience
6. To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
7. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors
8. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors
9. In the interests of sustainable development
10. In the interests of visual and residential amenity
LOCATION:
Southfield Farm Darley Harrogate North Yorkshire HG3 2PR

PROPOSAL:
Variation of condition 2 (approved plans) to allow increase to rear gardens and alterations to external parking layout of planning permission 17/04618/REM - Reserved matters application for the erection of 2 no. dwellings (Access, Appearance, Landscaping, Layout and Scale considered) under Outline Permission 16/02767/OUT.

APPLICANT:
Mr A Clarke

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:

   4250 Revision Q - received 18 February 2019
   4250 Proposed Drawings (Proposed Plans and Elevations) - received 18 October 2017

2. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Site Plan Drawing '4250 Revision Q' for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reasons for Conditions:-

1. In order to ensure compliance with the approved drawings.
2. To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

INFORMATIVES

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council’s Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
LOCATION:
Building South Of Land Comprising OS Field 0030 Skipton Road Kettlesing North Yorkshire

PROPOSAL:
Erection of agricultural storage building.

APPLICANT:
Mr And Mrs A Marshall

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 29.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
PROPOSAL:
Approval of details required under conditions 3 (Surface water) and 4 (Materials) of planning permission 16/05471/FUL - Erection of 1 no. dwelling and associated access and landscaping (0.42ha).

APPLICANT:
Darley Properties

1 CONFIRMATION of discharge of condition(s)

CASE NUMBER: 19/00855/FUL
WARD: Nidd Valley
CASE OFFICER: Arthama Lakhanpall
DATE VALID: 26.02.2019
GRID REF: E 422754 N 457030
TARGET DATE: 23.04.2019
REVISED TARGET:
DECISION DATE: 18.04.2019
APPLICATION NO: 6.99.108.B.FUL
LOCATION:
West Ings Crag Lane Felliscliffe Harrogate North Yorkshire HG3 2LB

PROPOSAL:
Erection of single storey extension and dormer.

APPLICANT:
M Hamer

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 18.04.2022.

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

3 The external materials of the development hereby approved shall match those as existing to the host dwelling.

Reasons for Conditions:-
1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In order to ensure compliance with the approved drawings.
3 In the interests of visual amenity of the Nidderdale Area of Outstanding Natural Beauty.

INFORMATIVES

1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council’s Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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

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

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

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

   If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk
APPLICATION NO: 6.91.160.D.PND

LOCATION:
RAF Menwith Hill 528 Menwith Hill Road Harrogate North Yorkshire HG3 2RF

PROPOSAL:
Prior notification for the demolition of 1 no. building.

APPLICANT:
Interserve Central Government And Defence Ltd

Prior approval not required

INFORMATIVES

1  Before the underground tanks are removed all appropriate consents which may be covered by other legislation must be obtained.

APPLICATION NO: 6.91.31.Q.TPO

LOCATION:
Sun House  New Road High Birstwith HG3 2JF

PROPOSAL:
Felling of 2 no. Cypress and lateral reduction of 1 no. Beech tree within G16 of Tree Preservation Order 50/10001/TPORDR.

APPLICANT:
Mr Budge

APPROVED subject to the following conditions:-

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

2. The proposed works shall be completed in strict accordance with the specification noted in the application.

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

Reasons for Conditions:-

1. In the interests of good arboricultural practice.

2. In order to maintain the amenity of the locality.

3. In the interests of good arboricultural practice.

CASE NUMBER: 19/01000/FUL  WARD: Nidd Valley
CASE OFFICER: Emma Howson  DATE VALID: 06.03.2019
GRID REF: E 419503 N 462954  TARGET DATE: 01.05.2019
DECISION DATE: 25.04.2019

LOCATION:
Units 1 To 4 New York Mills Thomas Gill Road Summerbridge Harrogate North Yorkshire HG3 4LA

PROPOSAL:
Change of Use from Warehouse (Use Class - B8) to Warehouse (B8) with ancillary Mixed Use Shop/Office (Use Class - A1/B1); Erection of single-storey extension; Formation of mezzanine floor. (revised scheme)

APPLICANT:
Jungle Products / Stif Cycles

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 25.04.2022.
The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

The proposal, hereby approved, shall be undertaken in accordance with the submitted Flood Risk Assessment.

The retail and office uses (A1/B1) shall remain ancillary to the main use of the site as a warehouse (B8).

The retail and office elements of the scheme shall take up no more floorspace than that proposed on the submitted plans ref 4480 Proposed shop; ref 4480 Proposed Office; ref 4480 Proposed - Whole Site Ground Floor.

Materials of the proposed extension shall match those of the existing building.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. To provide mitigation for the flood risk.
4. In order to protect the employment use of the site.
5. To protect the employment use of the building.
6. In the interests of visual amenity.

CASE NUMBER: 19/01034/FUL  WARD: Nidd Valley
CASE OFFICER: Jane Lurcuck  DATE VALID: 08.03.2019
GRID REF: E 424268  TARGET DATE: 03.05.2019
          N 458927  REVISED TARGET: 30.04.2019
APPLICATION NO: 6.91.188.K.FUL  DECISION DATE: 30.04.2019

LOCATION: The Old Byre  Clapham Green Farm Birstwith HG3 2JD

PROPOSAL: Conversion of garage annex to residential annex with associated alterations to fenestration and exterior finish.

APPLICANT: Mr & Mrs Roger & Tanya Hutton
APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 30.04.2022.

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

   Proposed site plan Dwg No: 309/01 (02)020 Rev #
   Outbuilding alterations Dwg No: 309/01 (02)201 Rev #

3. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Old Byre.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

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

Reasons for Conditions:-

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

2. For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

3. The formation of a separate residential use would not be acceptable in the interests of neighbouring residential amenity and residential amenity for future occupiers; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

4. In the interests of visual and residential amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

5. In the interests of visual amenity to ensure the development sits well within the Nidderdale AONB; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

INFORMATIVES

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

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**CASE NUMBER:** 19/01196/PNA  
**WARD:** Nidd Valley  
**CASE OFFICER:** Emma Howson  
**GRID REF:** E 423137 N 457546  
**APPLICATION NO:** 6.99.171.C.PNA  
**TARGET DATE:** 15.04.2019  
**REVISED TARGET:**  

**LOCATION:**  
Tang Beck Farm, Behren House Tang Road To Tang Beck Farm Felliscliffe HG3 2JX  
**PROPOSAL:**  
Formation of access.  
**APPLICANT:**  
Mr Paul Waterton  
Prior approval not required

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**CASE NUMBER:** 19/01197/PNA  
**WARD:** Nidd Valley  
**CASE OFFICER:** Emma Howson  
**GRID REF:** E 423137 N 457546  
**APPLICATION NO:** 6.99.171.D.PNA  
**TARGET DATE:** 15.04.2019  
**REVISED TARGET:**  

**LOCATION:**  
Tang Beck Farm, Behren House Tang Road To Tang Beck Farm Felliscliffe HG3 2JX  
**PROPOSAL:**  
Erection of steel framed shed.
APPLICANT:
Mr P Waterton

Prior approval not required

CASE NUMBER: 19/01221/DISCON  
CASE OFFICER: Josh Arthur  
GRID REF: E 420863 N 458851  
APPLICATION NO: 6.90.360.R.DISCON  
LOCATION: Fringill Top Stumps Lane Darley HG3 2RR

PROPOSAL:
Approval of details required under condition 4 (Material Samples) of planning permission 18/01056/LB - Listed building application for erection of replacement single storey extension and access steps, alterations to fenestration and retention of rooflight.

APPLICANT:
Mrs N Rowswell

REFUSAL to confirm discharge of condition(s)

INFORMATIVES

1 It is not expedient to take enforcement action on condition 4 of permission 18/01056/LB, which requires approval of details before commencement of works at the site, as the details submitted as part of this discharge of condition application is satisfactory in this instance.
CASE NUMBER: 19/01258/DISCON  WARD: Nidd Valley
CASE OFFICER: Josh Arthur  DATE VALID: 26.03.2019
GRID REF: E 420863  TARGET DATE: 21.05.2019
N 458851  REVISED TARGET: 
APPLICATION NO: 6.90.360.R.DISCON  DECISION DATE: 23.04.2019

LOCATION:
Fringill Top  Stumps Lane Darley HG3 2RR

PROPOSAL:
Approval of details required under conditions 3 (Material Samples) and 4 (Material Samples) of planning permission 18/01485/FUL - Erection of replacement single storey extension and alterations to fenestration.

APPLICANT:
Mrs N Rowswell

Part APPROVED and part REFUSED as set out below:

PART TO BE APPROVED:
Condition 3

Subject to the following Conditions;

Reasons for Conditions:
1. Condition 4 required discharge prior to commencement of the development. As development has commenced on site, the submitted details can therefore not be formally approved. However the details are considered acceptable by the Council.

PART TO BE REFUSED:
Condition 4

Reasons for refusal:

INFORMATIVES

1. It is not expedient to take enforcement action on condition 4 of permission 18/01485/FUL, which requires approval of details before commencement of works at the site, as the details submitted as part of this discharge of condition application is satisfactory in this instance.
**Case 1:**

**Case Number:** 19/01455/PNA  
**Location:** Monk Ing Farm Monk Ing Road Dacre Harrogate North Yorkshire HG3 4EX  
**Proposal:** Erection of agricultural storage building.  
**Applicant:** J. C. Marshall  
**Decision Date:** 25.04.2019

**Case 2:**

**Case Number:** 19/00724/FUL  
**Location:** Queen Ethelburgas College Thorpe Green Lane Thorpe Underwood YO26 9SS  
**Proposal:** Demolition of 2 no. agricultural buildings; Erection of storage building.  
**Applicant:** Martin  
**Decision Date:** 26.04.2019

2 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 26.04.2022.
The building shall only be used for storage purposes in association with the school known as Queen Ethelburgas College for the lifetime of the development.

The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No A2 Location plan received by the Local Planning Authority on the 11 March 2019 together with Proposed ground and first floor plans Rev A1, 'Proposed elevations Rev A1 received 19 February 2019.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In the interests of protecting the countryside location of the building in line with Core Strategy policies SG3 and SG4 together with C2 of the local plan.
3. In order to ensure compliance with the approved drawings.

CASE NUMBER: 19/00797/DISCON    WARD: Ouseburn
CASE OFFICER: Michelle Stephenson    DATE VALID: 04.03.2019
GRID REF: E 443967    TARGET DATE: 29.04.2019
N 462374    REVISED TARGET: 29.04.2019
APPLICATION NO: 6.80.30.K.DISCON    DECISION DATE: 29.04.2019

LOCATION:
Branton Grange  Pipers Lane Great Ouseburn YO26 9RT

PROPOSAL:
Approval of details required under condition 3 (Ecology Method Statement) of planning permission 18/04319/FUL - Demolition of garden walls; installation of hard landscaping and replacement gate; removal of internal wall; removal and reinstallation of new purlin; formation of external door; installation of 4no roof lights.

APPLICANT:
Mr And Mrs Nellist

CONFIRMATION of discharge of condition(s)
The details submitted for condition 3 are considered to be acceptable.

CASE NUMBER: 19/00927/TPO  
WARD: Ouseburn  
CASE OFFICER: Kate Lavelle  
DATE VALID: 04.03.2019  
GRID REF: E 444296  
TARGET DATE: 29.04.2019  
APPLICATION NO: 6.96.80.H.TPO  
APPLICATION NO: N 458016  
REVISED TARGET:  
DECISION DATE: 16.04.2019  
LOCATION: Orchard Cross Stone Gate Whixley North Yorkshire YO26 8AS  
PROPOSAL: Crown lift (by 3m) and lateral reduction of 2 no. Beech trees within G1 of Tree Reservation Order 64/2008.  
APPLICANT: Mr M Leather  
APPROVED subject to the following conditions:-

1 The works hereby approved shall be completed within two years of the date of this decision.  
2 The proposed works shall be completed in strict accordance with the specification noted in the application  
3 All works shall be carried out so as to conform to British Standards 3998:2010 Recommendations for Tree Works.  

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.  
2 In the interests of good arboricultural practice.  
3 In the interests of good arboricultural practice.
CASE NUMBER: 19/01630/OHLEXP  WARD: Ouseburn
CASE OFFICER: Kate Lavelle  DATE VALID: 12.04.2019
GRID REF: E 442020  TARGET DATE: 24.05.2019
N 463300  REVISED TARGET: 
DECISION DATE: 02.05.2019
APPLICATION NO: 6.71.10.OHLEXP

LOCATION:
Prospect Farm Cottage Thorny Hill Lane Marton Cum Grafton York North Yorkshire YO51 9QJ

PROPOSAL:
Notification of retrospective application to replace decayed wooden poles.

APPLICANT:
Northern Powergrid

Subject to NO OBJECTIONS

1 The District/Borough Council/Authority: Harrogate Borough Council
   (i) does not object for the proposed development detailed above to be undertaken under the exemptions laid down in the Overhead Lines (Exemption)(England and Wales) Regulations 2009.

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

CASE NUMBER: 19/00609/FUL  WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Arthama Lakhanpall  DATE VALID: 05.03.2019
GRID REF: E 415818  TARGET DATE: 30.04.2019
N 465623  REVISED TARGET: 
DECISION DATE: 30.04.2019
APPLICATION NO: 6.49.395.E.FUL

LOCATION:
21 High Street Pateley Bridge HG3 5AP
PROPOSAL:
Erection of single and two storey extensions to provide additional living accommodation and retail/storage space with green roof canopy to lower store.

APPLICANT:
Mr Simon Clayton

REFUSED. Reason(s) for refusal:

1 The store, by virtue of its form, scale and appearance, would present an incongruous and alienated development that would be visually harmful and results in loss of special character. It would fail to preserve the historic interest and character of the building, street scene, Pateley Bridge Conservation Area and Nidderdale Area of Outstanding Natural Beauty. The proposal would conflict with guidance in the National Planning Policy Framework, Heritage Management and Pateley Bridge Conservation Area Appraisal, Policies EQ2 and SG4 of the Core Strategy, Saved Policies C1, HD3 and HD20 of the Local Plan.

2 The proposal would cause harm to residential amenity. The store would result in severe overshadowing to neighbouring properties 7 Park Road and 9 Park Road. It would fail to preserve a good standard of amenity to the existing and future occupiers of these properties. The proposal would therefore be contrary to guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policy SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.

3 The proposed store would constitute development which is harmful to the character, appearance and setting of the neighbouring Grade II Listed Building 19 Park Parade. There are no very special circumstances or public benefits that would outweigh the harm or loss caused. The proposal would severely harm to the historic fabric and special interest of this building. It therefore would be contrary to guidance in the National Planning Policy Framework, The Planning Act (Listed Buildings and Conservation Areas) and Heritage Management Supplementary Planning Document, Policies EQ2 and SG4 of the Core Strategy and Saved Policy HD20 of the Local Plan.

CASE NUMBER: 19/00726/FUL WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Arthama Lakhanpall DATE VALID: 26.02.2019
GRID REF: E 416187 TARGET DATE: 23.04.2019
N 459493 REVISED TARGET: DECISION DATE: 18.04.2019
APPLICATION NO: 6.73.36.V.FUL

LOCATION:
New House Farm  Foldshaw Lane Padside HG3 4AL

PROPOSAL:
Erection of agricultural storage building/stable.

APPLICANT:
Mr David Stevenson

REFUSED. Reason(s) for refusal:-

1. The proposed building is not reasonably necessary for the purposes of agriculture. It lacks any justification or associated public benefits to the rural economy that would outweigh the material planning harm. The proposal therefore would be significantly harmful to the visual and landscape character of the site and Nidderdale Area of Outstanding Natural Beauty. It is contrary to guidance in the National Planning Policy Framework, Farm Buildings Design Guide and Harrogate Landscape Character Assessment, Policies EQ2, JB1, SG3 and SG4 of the Core Strategy and Saved Policies C1, C2, and HD20 of the Local Plan.

2. The proposal, by virtue of its form, appearance, siting and style would be visually harmful to the character and appearance of the site, converted barn and Nidderdale Area of Outstanding Natural Beauty. The building is an un-designated heritage asset and the building would result in substantial harm to its special character. There are no very special circumstances associated with the development. The proposal is therefore contrary to guidance in the National Planning Policy Framework, Re-use and Adaptation of Rural Buildings Design Guide, Heritage Management Guidance and House Extensions and Garages Design Guide, Policies SG3, SG4 and EQ2 of the Core Strategy, Saved Policies C1, C2, C16, H15 and HD20 of the Local Plan.

3. The proposed building, by virtue of its form, massing and siting, would be severely detrimental to residential amenity. It would result in unacceptable levels of overbearing to the existing and future occupiers of neighbouring property New House Barn. It would fail to enhance or preserve a good standard of neighbouring residential amenity. The proposal therefore would conflict with guidance in the National Planning Policy Framework and House Extensions and Garages Design Guide, Policy SG4 of the Core Strategy and Saved Policies H15 and HD20 of the Local Plan.

CASE NUMBER: 19/00947/DISCON  WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Josh Arthur  DATE VALID: 07.03.2019
GRID REF: E 416039  TARGET DATE: 02.05.2019
N 465218  REVISED TARGET: 
APPLICATION NO: 6.49.292.H.DISCON  DECISION DATE: 18.04.2019
LOCATION:
1 Riverside Cottage  Nidd Walk Pateley Bridge HG3 5NA

PROPOSAL:
Approval of details required under condition 3 (External Materials) and condition 4 (Material Samples) of planning permission 18/04299/DVCON - Raising of roof.

APPLICANT:
Mrs D Jenkins

CONFIRMATION of discharge of condition(s)

INFORMATIVES

1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council’s Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

CASE NUMBER: 19/01017/TPO  WARD: Pateley Bridge & Nidderdale Moors
CASE OFFICER: Josh Arthur  DATE VALID: 13.03.2019
GRID REF: E 415554  TARGET DATE: 08.05.2019
N 465202  REVISED TARGET: 
LOCATION: The Mount  Street Lane Bewerley HG3 5HW

PROPOSAL:
Crown reduction by 5m to 1 no. Sycamore within W3 of Tree Preservation Order 01/1970.

APPLICANT:
Mr J Ingleby

APPROVED subject to the following conditions:-
1. The works hereby approved shall be completed within two years of the date of this decision.

2. The proposed works shall be completed in strict accordance with the specification noted in the application.

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

Reasons for Conditions:

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

CASE NUMBER: 19/00568/FUL

WARD: Ripon Minster

CASE OFFICER: Mark Williams

DATE VALID: 08.02.2019

GRID REF: E 431610

TARGET DATE: 05.04.2019

APPLICATION NO: 6.31.909.B.FUL

LOCATION:
Station Garage North Road Ripon North Yorkshire HG4 1JP

PROPOSAL:
Change of use of the building at the entrance (Use Class - A1) to form reception to the mobile home park (Use Class - B1a), to involve the demolition of wall, removal of canopy, installation of gates, benches and of fenestration, application of render, formation of parking and landscaping.

APPLICANT:
Mr J Crickmore

APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun on or before 12.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by Drawing Ref 1.19 rev A, received by the Council of the Borough of Harrogate on the 25th March 2019, and as
modified by the conditions of this consent.

3 The site shall not be used for any purpose other than that hereby approved, and no other use (including any use within the same use class as defined by the Town and Country Planning (Use Classes) Order 1987 as amended) shall be carried out without the formal consent of the Local Planning Authority.

4 Before the development is brought into use a scheme detailing the facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

5 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

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

(ii) an assessment of the potential risks to:
* human health,
* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
* adjoining land,
* groundwaters and surface waters
* ecological systems
* archaeological sites and ancient monuments;

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

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

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

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

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

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

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

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

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 In order to ensure that the development is carried out in accordance with the approved drawings.
3 Any use other than that approved might be detrimental to the amenities of nearby property.
4 In the interests of air quality and promoting sustainable development.
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

In order to ensure that the materials used conform to the amenity requirements of the locality.

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CASE NUMBER: 19/00864/DVCON  WARD: Ripon Minster
CASE OFFICER: Mike Parkes  DATE VALID: 26.02.2019
GRID REF: E 431186  TARGET DATE: 23.04.2019
                      N 471182  REVISED TARGET: 
APPLICATION NO: 6.31.2794.C.DVCON  DECISION DATE: 01.05.2019

LOCATION:
Land To Rear Of 21, 22 High Skellgate, 25-27 Water Skellgate & 37 Market Place Ripon North Yorkshire

PROPOSAL:
Variation of condition 2 allow for alterations to the approved plans of planning permission 15/00522/FUL - Erection of 9 apartments. (Revised Scheme).

APPLICANT:
R Archer

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 01.05.2022.

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

   - drawing 2525-18-02 revision D Proposed Plans & Elevations
   - drawing 2525-18-03 revision D Site Layout & Section
   - drawing 1278-15-11 revision B Proposed Parking details

   and in strict accordance with the foundation recommendations contained in the Rogers Geotechnical Services Ltd Report on a Geo-environmental Investigation, Report No J3343/15/E dated February 2016, and as modified by the further conditions of this permission.

3. Prior to the establishment of a site compound, site clearance, demolition, excavation
or depositing of material in connection with the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

i) details of delivery arrangements to the site.

ii) details of security arrangements for construction equipment, liquids and materials including robust perimeter fencing of the site on which the contractors name and emergency contact telephone number shall be displayed.

iii) the location of any site cabins, which shall feature monitored alarm systems, and their security demonstrated.

iv) the location of materials storage area capable of accommodating all materials required for the operation of the site.

v) the location of parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway and its security demonstrated.

The development shall be undertaken at all times in strict accordance with the approved details and any areas approved for parking, materials storage and site cabins shall be kept available for their approved use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

4 Prior to any external walling of the building hereby approved taking place the following details shall have been submitted to and approved in writing by the Local Planning Authority:-

i) the materials to be used in the surfacing external construction of the walls, cills, lintels, dormer cheeks, and roof of the development hereby approved, including samples.

ii) the surface materials to be used in the construction of the accesses and walkaways.

iii) Secure by Design principles that have been incorporated into the design of that dwelling incorporating details of;
- the design and specification of cycle storage,
- external doors and apartment entrance doors,
- access control systems to communal entrances serving 4 or more properties, featuring an electronic lock release and visitor door entry system,
- standard of glazing of easily accessible windows
- lighting to all elevations containing external doors and windows at ground and lower ground floor levels, passageways and cycle storage areas. The details shall include the type and location of lighting, which shall provide for vandal resistant security lighting operated by photocell sensor with manual override and located at height that makes them not easily accessible.
- location of utility meters which, unless Smart meters are utilised, should be positioned without requiring access into the building.
- ‘through the wall’ letterboxes for each apartment

iv) the windows that are to be used, which shall be timber painted vertical sliding sash set back, as shall all doors, in reveals a minimum of 75mm (unless otherwise approved in writing by the Local Planning Authority), and shall be illustrated including cross-sections at a scale of 1:20, and

v) large-scale (1:20) details of the proposed boundary walls, railings and access gates.

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

5 The site shall be developed with separate systems of drainage for foul and surface water on and off site and no development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. The details should provide for foul water domestic waste and surface water discharging to the 450 mm diameter public combined water sewer in Water Skellgate approximately 33 metres from the site and may require the provision of off-site foul and surface water sewers. The part of discharge of surface water into the combined sewer shall be restricted so as not to exceed 5 litres per second.

6 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

7 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The company details, and agreement in place between the applicant and the management company to manage the parking area have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority, and the parking area controlled by the management company thereafter in strict accordance with the approved details.

(ii) The details of the required parking signage (locations and designs) outlined in the management agreement, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

8 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on proposed parking details for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

9 Prior to the first occupation of the building hereby approved the southern boundary wall shall be increased in height to 2.2m as shown on drawing 1278-10-07 revision?
and thereafter maintained as such.

10 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to C 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 C has been complied with in relation to that contamination.

A. 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 in accordance with the recommendations of Rogers Geotechnical Services Ltd Report on a Geo-environmental Investigation, Report No J3343/15/E dated February 2016, 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.

B. 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.

C. REPORTING OF UNEXPECTED CONTAMINATION
In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirement of section 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section A, 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 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 interests of proper planning.
3. To reduce the potential for theft and to provide for appropriate vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
4. In the interests of visual and general amenity, and to reduce crime and the fear of crime.
5. In the interest of satisfactory and sustainable drainage, and to ensure that the development can be properly drained.
6. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
7. To provide for appropriate management of on-site vehicle parking facilities, in the interests of vehicle and pedestrian safety and convenience.
8. To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
9. In the interests of privacy and residential amenity.
10. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

INFORMATIVES

1. In respect of condition 4 Secured by Design is an initiative promoted by the Association of Chief Police Officers and has been shown through independent analysis that it can reduced the chances of a development becoming a victim of crime by up to 70%. It is recommended that Secured by Design accreditation is applied for. Further information can be found at www.securedbydesign.com

With regard to door access control systems tradesperson release buttons are not permitted.

External containers specifically designed for the secure storage of bicycles must be certificated to LPS 1175 SR. Where bicycle storage is provided in a robust shed, the minimum requirements for the shed construction and security are:

- 38x50mm (min) planed timber frame
- Floor and roof constructed from 11mm boards (min)
- 10x125mm (min) Tongue & Grooved board
- No window to be present
- Door hinges, hasp and staple to be coach-bolted through the shed structure
- ‘Sold Secure’ Silver or LPS 1654 Issue 1:2013 SR1 standard padlock to be used
- Must be securely fixed to a suitable substrate foundation
- The bicycle security anchor must also be certificated to 'Sold Secure' Silver
Standard or LPS 1175 Issue 7:2010 SR1 and securely fixed to the concrete foundation in accordance with the manufacturer’s specifications.

- Proprietary wall-mounted anchoring systems certificated to Sold Secure Silver standard and installed according to the manufacturer’s specifications are acceptable.

External, open communal bicycle stores with individual stands for securing bicycles must be within 100 metres of the primary entrance and located in view of habitable rooms. The store must be lit at night using vandal resistant, dedicated energy efficient light fittings and energy efficient lamps. Cyclists should be encouraged to lock both wheels and the crossbar to a stand rather than just the crossbar and therefore a design of cycle stand that enables this method of locking to be used is recommended. Minimum requirements are:

- Galvanised steel bar construction (minimum thickness 3mm)
- Minimum foundation depth of 300mm with welded ‘anchor bar’

Compliance can be demonstrated by products certificated to LPS 1175 Issue 7:2010 Security Rating 1 or 2.

Internal communal bicycle stores within blocks of flats must have no windows and be fitted with a secure doorset that meets the same physical specification as ‘front door’ namely BS24:2012 or equivalent. This will ensure that such stores are only accessible to residents. The locking system must be operable from the inner face by use of a thumb turn to ensure that residents are not accidentally locked in by another person. A bicycle store must also be provided with stands with secure anchor points or secure cycle stands.

In respect of Condition 5 Yorkshire Water advise that sewers may be provided by the developer and considered for adoption by means of a sewer adoption agreement under Section 104 of the Water Industry Act 1991. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991. The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Highway drainage may be accepted under certain circumstances. In this event, a formal agreement for highway drainage discharge to public sewer, in accordance with Section 115 of the Water Industry Act 1991, will be required. A water supply can be provided by Yorkshire Water under the terms of that Act.

CASE NUMBER: 19/00936/LB
CASE OFFICER: Emma Walsh
GRID REF: E 431265
N 471316
APPLICATION NO: 6.31.816.Q.LB
LOCATION:

WARD: Ripon Minster
DATE VALID: 04.03.2019
TARGET DATE: 29.04.2019
REVISED TARGET: 29.04.2019
DECISION DATE: 29.04.2019
PROPOSAL:
Listed building consent for replacement fascia board sign and installation of a kitchen with associated ventilation; Alteration of internal layout; various internal repairs; installation of decorative tile and wood wall coverings.

APPLICANT:
Mr Tony Eccles

APPROVED subject to the following conditions:-

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

2  The works hereby permitted shall not be carried out otherwise than in strict accordance with the following submitted drawings;

   Location Plan; 04.03.2019
   Design and Access Statement with Signage Information; received 11.04.2019
   Proposed Floor Plans and Elevations; received 04.03.2019.

3  No underlying / concealed historic fabric shall be removed, damaged or destroyed as part of the internal fit-out of the ground floor shop.

Reasons for Conditions:-

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

2  In order to ensure compliance with the approved drawings.

3  In order to retain any historic features of the listed building.

INFORMATIVES

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

CASE NUMBER: 19/01302/LBX  WARD: Ripon Minster
CASE OFFICER: Naomi Waddington  DATE VALID: 20.03.2019
GRID REF: E 431452  TARGET DATE: 17.04.2019
APPLICATION NO: 6.31.673.AW.LBX

LOCATION:
Ripon Cathedral Minster Road Ripon North Yorkshire HG4 1QT

PROPOSAL:
Listed building ecclesiastical exemption consultation to repair/replace damaged paving stone flooring located in the Presbytery and the Sanctuary on a like for like basis.

APPLICANT:
Ripon Cathedral

Subject to NO OBJECTIONS

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CASE NUMBER: 19/00882/FUL
CASE OFFICER: Arthama Lakhanpall
GRID REF: E 430537
N 470097
APPLICATION NO: 6.31.2796.FUL

LOCATION:
26 Carr Close Ripon HG4 2LU

PROPOSAL:
Erection of two storey extension.

APPLICANT:
Mr A Chapman

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 23.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent, received 16 April 2019:
3 The external materials of the extension hereby approved shall match the existing to the host dwelling.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted other than those shown in the approved plans.

Reasons for Conditions:-

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

INFORMATIVES

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

CASE NUMBER: 19/01104/FUL  WARD: Ripon Moorside
CASE OFFICER: Emma Walsh  DATE VALID: 12.03.2019
GRID REF: E 430852  TARGET DATE: 07.05.2019
N 470740  REVISED TARGET: 
APPLICATION NO: 6.31.2798.FUL  DECISION DATE: 01.05.2019

LOCATION: 8 Shirley Avenue Ripon HG4 1SP

PROPOSAL: Erection of a single storey extension and alterations to fenestration.

APPLICANT: Mr R Groves

1 APPROVED subject to the following conditions:-
1. The development hereby permitted shall be begun on or before 01.05.2022.

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

   - Proposed Site Plan; Drwg No PL06, received 12.03.2019
   - Proposed Elevations; Drwg No PL25, received 12.03.2019
   - Proposed Ground Floorplan; Drwg No PL20, received 12.03.2019
   - Proposed First Floorplan; Drwg No PL21, received 12.03.2019
   - Proposed Roof Plan; Drwg No PL22, received 12.03.2019

3. The windows in the side elevation of the side extension of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of residential amenity and privacy, to accord with Saved Policy H15 and Policy SG4

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.
County matters application for erection of extension, glazed walkway and gate; alterations to landscaping, parking and lighting.

APPLICANT:
North Yorkshire County Council

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

1. A landscaping condition should be attached to any consent to ensure that for every two trees felled, a replacement tree is planted on the site.

2. The external lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011 (or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

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CASE NUMBER: 19/00614/FUL  WARD: Ripon Spa
CASE OFFICER: Sarah Nichols  DATE VALID: 12.02.2019
GRID REF: E 430092  TARGET DATE: 09.04.2019
GRID REF: N 471709  REVISED TARGET: 26.04.2019

LOCATION:
Juniper Grove Development Ripon North Yorkshire

PROPOSAL:
Erection of timber car ports to Plots 13, 14, 21 and 22.

APPLICANT:
Mandale Homes Ltd

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan (Drawing No L017063-100) - received 12.02.2019
Reasons for Conditions:

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

INFORMATIVES

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

CASE NUMBER: 19/00759/FUL
WARD: Ripon Spa
CASE OFFICER: Naomi Waddington
DATE VALID: 20.02.2019
GRID REF: E 429483
TARGET DATE: 17.04.2019
N 470848
REVISED TARGET: 24.04.2019
DECISION DATE: 24.04.2019
APPLICATION NO: 6.31.1243.R.FUL

LOCATION:
Larkhill Nurseries  Studley Road To Galphay Lane Ripon HG4 2QR

PROPOSAL:
Part demolition of garden nursery; Erection of cafe and shop; Formation of associated outside seating space and children's play area.

APPLICANT:
Mr S Tate

2. APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun on or before 24.04.2022.
2. The development hereby permitted shall be carried out strictly in accordance with drawing numbers PL01 received by the Local Planning Authority on 20 February 2019, and drawing numbers PL20A, PL21A and PL25A received by the Local Planning Authority on 16 April 2019.
3 Notwithstanding the submitted details the external timber cladding of the development hereby approved shall be painted or stained and thereafter maintained in the colour dark brown.

4 The metal clad roof shall be coloured Anthracite grey RAL 7016, as specified in the email received by the Local Planning Authority on 16 April 2019.

5 Prior to the first use of the development hereby approved details of an electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the location and maintenance of the provision of one electric vehicle charging point. The cable and circuitry ratings for the charging point shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The charging point should be a Mode 3 with a type 2 outlet socket. Once approved the electric vehicle charging point shall be provided in strict accordance with approved details.

6 The café/shop hereby approved shall not be used other than as ancillary to the existing business known as Larkhill Nurseries, Studley Road, Ripon. It shall not be operated independently of the nursery. The café/shop shall not be open to the public outside of the following times:

   Monday - Friday: 08.00 - 16.30
   Saturday: 08.00 - 16.30
   Sunday and Bank Holidays: 09.30 - 16.00

Reasons for Conditions:

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 For the avoidance of doubt and in the interests of proper planning.
3 In the interests of visual amenity.
4 In the interests of visual amenity.
5 In order to comply with paragraph 110 of the NPPF and to ensure that provision is made for the parking and charging of electrically powered cars.
6 To prevent unsustainable development in the countryside.

INFORMATIVES

1 Should a cooking extract ventilation system be provided the design of any ventilation system and associated odour abatement treatment must take into account the nature of the type of food to be cooked, the level of dispersal likely at
the point of exhaust and details of any noise breakout from the ventilation system itself.

CASE NUMBER: 19/01376/CMA
CASE OFFICER: Emma Walsh
GRID REF: E 430990
N 471513
APPLICATION NO: 6.31.1001.V.CMA

LOCATION:
Holy Trinity Church Of England Infant School Trinity Lane Ripon North Yorkshire HG4 2AL

PROPOSAL:
County matters application for alterations to access and landscaping.

APPLICANT:
North Yorkshire County Council

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

1 Please observe comments made by the Council’s Design and Conservation officer, received 10.04.2019.
2 It is noted that three roof lights are shown on both the existing and proposed drawings to the southern roof slope, however they were not visible upon visiting site. As these elements do not form part of the description of the proposal, no comments have been provided with regards to the installation of three roof lights.

CASE NUMBER: 19/01377/CMA
CASE OFFICER: Emma Walsh
GRID REF: E 430990
N 471513
APPLICATION NO: 6.31.1001.U.CMA

LOCATION:
Holy Trinity Church Of England Infant School Trinity Lane Ripon North Yorkshire HG4 2AL

PROPOSAL:
County matters application for listed building consent of alterations to access, landscaping
and internal layout.

**APPLICANT:**
North Yorkshire County Council

Subject to NO OBJECTIONS with OBSERVATIONS as follows:-

1 Please observe comments made by the Council's Design and Conservation officer, received 10.04.2019.

2 It is noted that three roof lights are shown on both the existing and proposed drawings to the southern roof slope, however they were not visible upon visiting site. As these elements do not form part of the description of the proposal, no comments have been provided with regards to the installation of three roof lights.

**CASE NUMBER:** 19/01619/DISCON  **WARD:** Ripon Spa
**CASE OFFICER:** Natalie Ramadhin  **DATE VALID:** 11.04.2019
**GRID REF:** E 430092  **TARGET DATE:** 06.06.2019
**N 471709**  **REVISED TARGET:**
**APPLICATION NO:** 6.31.1556.G.DISCON  **DECISION DATE:** 26.04.2019

**LOCATION:**
Juniper Grove Development Juniper Grove Ripon North Yorkshire

**PROPOSAL:**
Approval of details required under condition 14 (BREEAM Certificate) of planning permission 18/04160/DVCMAJ - Variation of conditions 1 (approved plans), 7 (highway details), 9 (electric vehicle infrastructure) and 10 (landscaping) of planning permission 17/05396/DVCMAJ to allow for alterations to elevations and floorplans and approval of details prior to occupation.

**APPLICANT:**
Mandale Homes Ltd

REFUSAL to confirm discharge of condition(s)

1 Condition 14 required a design stage certificate to be submitted and approved before
the development of the light industrial units commenced. The design stage certificate scored 'very good' which is considered acceptable. As the development has commenced, the details required under this condition cannot be approved. It is not considered expedient to take enforcement action in relation to the breach of this condition, because the details submitted are considered acceptable.

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CASE NUMBER: 19/00719/FUL  
WARD: Ripon Ure Bank
CASE OFFICER: Sarah Nichols  
DATE VALID: 21.02.2019
GRID REF: E 430787, N 472807  
TARGET DATE: 18.04.2019
APPLICATION NO: 6.31.357.K.FUL  
REVISED TARGET: 29.04.2019
DECISION DATE: 29.04.2019

LOCATION:  
Lupat Manor, Palace Road, Ripon HG4 1UW

PROPOSAL:  
Erection of single storey extensions to replace existing, erection of porch, garage and replacement outbuilding, recladding of lean-to extension and alterations to fenestration.

APPLICANT:  
Mr & Mrs Davidson

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 29.04.2022.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   - Location Plan (Drawing No 01629-100) - received 19.02.2019
   - As Proposed Site Plan (Drawing No 01629-110 Rev C) - received 26.04.2019
   - As Proposed Ground Floor Plans (Drawing No 01629-210 Rev D) - received 26.04.2019
   - As Proposed First Floor Plans (Drawing No 01629-211 Rev C) - received 26.04.2019
   - As Proposed Garage Elevations (Drawing No 01629-214 Rev C) - received 26.04.2019
   - As Proposed Elevations (Drawing No 01629-213 Rev C) - received 19.03.2019
   - As Proposed Elevations (Drawing No 01629-212 Rev C) - received 19.03.2019

Reasons for Conditions:-

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

INFORMATIVES

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

CASE NUMBER: 19/01129/TPO
CASE OFFICER: Natalie Ramadhin
GRID REF: E 430807  N 472519
APPLICATION NO: 6.31.401.C.TPO
LOCATION: Red Hills Grange  51 Palace Road Ripon HG4 1UW
PROPOSAL: Crown lift (to give a clearance of 5.5m) of 2 no. Horse Chestnut trees within G1 of Tree Preservation Order 15/1991.
APPLICANT: Arbortech Tree Specialists

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

CASE NUMBER: 19/01170/FUL  WARD: Ripon Ure Bank
CASE OFFICER: Emma Walsh  DATE VALID: 15.03.2019
GRID REF: E 431208  TARGET DATE: 10.05.2019
N 471960  REVISED TARGET: 
DECISION DATE: 02.05.2019

APPLICATION NO: 6.31.2799.FUL

LOCATION:
Beverley Rise  5 Palace Road Ripon HG4 1EU

PROPOSAL:
Erection of single storey extension and retrospective approval of rear extension.

APPLICANT:
Mrs S Flanagan

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 02.05.2022.

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

   Proposed Site Plan; Drwg No PL06, received 15.03.2019
   Proposed Elevations; Drwg No PL25, received 15.03.2019
   Proposed Ground Floorplan; Drwg No PL20, received 15.03.2019
   Proposed Roof Plan; Drwg No PL22, received 15.03.2019

Reasons for Conditions:-

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

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

INFORMATIVES

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

CASE NUMBER: 19/00179/FUL  WARD: Spofforth With Lower Wharfedale
CASE OFFICER: Aimée McKenzie  DATE VALID: 29.01.2019
GRID REF: E 436102  TARGET DATE: 26.03.2019
N 448428  REVISED TARGET: 02.05.2019
APPLICATION NO: 6.149.104.B.FUL  DECISION DATE: 01.05.2019

LOCATION: The Scotts Arms Main Street Sicklinghall Wetherby North Yorkshire LS22 4BD

PROPOSAL:
Erection of 2 no. dwellinghouses, cycle/bin store and boundary treatments.

APPLICANT:
Punch Partnerships (PML) Ltd

REFUSED. Reason(s) for refusal:

1 The proposed development would not provide adequate living conditions for the future occupiers due to their relationship with the existing public house. The proposal is therefore contrary to the core planning principle (paragraph 127) of the National Planning Policy Framework, that planning should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and the requirements of Policy SG4 of the Harrogate Core Strategy 2009 and Policy HD20 of the Harrogate Local Plan 2001 (as amended, 2004).

CASE NUMBER: 19/00411/FUL  WARD: Spofforth With Lower Wharfedale
CASE OFFICER: Sarah Nichols  DATE VALID: 28.01.2019
GRID REF: E 433369  TARGET DATE: 25.03.2019
N 453540  REVISED TARGET: 30.04.2019
APPLICATION NO: 6.121.228.FUL  DECISION DATE: 01.05.2019

LOCATION:
PROPOSAL:
Erection of double garage.

APPLICANT:
Mr And Mrs Griffiths

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 30.04.2022.

2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan - received 28.01.2019
   Proposed Drawings (Drawing No 18.1465.2) - received 28.01.2019

Reasons for Conditions:-

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

**CASE NUMBER:** 19/00698/OUT  
**WARD:** Spofforth With Lower Wharfedale

**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 438774

**DATE VALID:** 01.03.2019  
**TARGET DATE:** 26.04.2019

**APPLICATION NO:** 6.123.51.A.OUT

**GRID REF:** N 453306  
**REVISED TARGET:** 30.04.2019

**DECISION DATE:** 29.04.2019

**LOCATION:**  
Land Adjacent To Granage Farm, Peel Cottage Wetherby Road Little Ribston North Yorkshire

**PROPOSAL:**  
Outline application for the erection of 2 no. dwellings with access considered.

**APPLICANT:**  
Ms L Beavan

APPROVED subject to the following conditions:-

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

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

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 29.04.2021. The development hereby permitted shall be begun on or before the expiration of one year from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
3 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

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

5 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

   The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail E6.

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

6 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splay s are provided giving clear visibility of 2.0metres X 43metres measured along both channel lines of Wetherby Road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

8 A detailed scheme for landscaping, including the planting of trees and or shrubs shall be submitted to the Local Planning Authority as part of the submission of reserved matters; such scheme shall specify types and species, a programme of planting and the timing of implementation of the scheme, including any earthworks required.

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

Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the 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.

10 The details submitted in accordance with condition 1 above shall provide for electric vehicle charging facilities for each dwelling hereby approved with dedicated parking space. The charging point shall be Mode 3 with a type 2 outlet socket and cable and circuitry ratings adequate to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps.

Reasons for Conditions:-

1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
3 In the interest of satisfactory and sustainable drainage.
4 To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network.
5 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
6 In the interests of road safety.
7 In the interests of road safety.
8 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
9 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
10 To ensure adequate provision for alternative vehicle fuel technology and in the interests of air quality.
The indicative layout plan submitted with this proposal does not form any basis for the subsequent reserved matters application.

Notwithstanding the existing boundary treatment, the siting of the proposed dwelling with a large footprint, wide gables and significant bulk on this prominent corner plot would be highly visible when travelling on Harrogate Road in the direction to Spofforth and will appear suburban in this edge of countryside location and out of character with the area, having a detrimental impact on the landscape at this location. It is considered that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits of the development. As the Council can demonstrate a 6.89 years housing land supply, the tilted balance in favour of the development is not engaged in accordance with Paragraph 11 of the NPPF. The proposed development is contrary to policies C2 and HD20 of the Harrogate District Local Plan and policies EQ2, SG3 and SG4 of the Core Strategy.
APPLICATION NO: 6.134.9.P.FUL

LOCATION:
Spring House Farm, Harrogate Riding And Language Centre  Rudding Lane North Rigton HG3 1PW

PROPOSAL:
Demolition of existing stables; Erection of stables.

APPLICANT:
Mr Drew Birtwhistle

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 16.04.2022.

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

   Proposed Site/Floor Plan: Drg No. L 1114/3, received 18 January 2019.
   Location Plan: OS MasterMap, received 31 January 2019.

3  Demolition works must be undertaken outside of the main birds’ nesting season (i.e. not March-August inclusively) unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds would be disturbed by such works

4  A scheme for the incorporation of nesting sites for house sparrows, swallows and swifts and for roosting bats within the redevelopment must be submitted for the written approval of the local planning authority. The approved scheme must be implemented on site prior to the first use of the new stables.

Reasons for Conditions:-

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

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

3  To prevent harm to nesting birds during the course of development

4  To provide compensation and enhancement for biodiversity in accordance with paragraph 175 of the National Planning Policy Framework
Installation of ground source heat pump.

APPLICANT:
Mr Rob Aspbury

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 02.05.2022.

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

   Proposed Site Plan: Location of Heat Pump indicated, received 7 March 2019.
   Proposed Location Plan: Showing siting of piping, received 28 January 2019.
   Location Plan: ReQuestaPlan, received 12 March 2019.

Reasons for Conditions:-

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

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

INFORMATIVES

1. Note from NYCC Highways:
   To carry out the installation, the applicant will need to apply to the Local Highway Authority for a section 50 license.
APPLICATION NO: 6.134.194.D.FUL

LOCATION:
Fairview Barn  Brackenthwaite Lane Pannal HG3 1PL

PROPOSAL:
Erection of a single storey extension, garage conversion to provide additional living accommodation and alterations to fenestration and doors.

APPLICANT:
Mr And Mrs Turner

1 APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 17.04.2022.

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

   Existing and Proposed Plans and Elevations: Dwg no. 19/500/201, received 18 February 2019.

3 Prior to the first use of any materials involved in the external construction of the doors, windows, walls and roofing of the link extension and garage conversion hereby permitted, samples for those materials must be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4 The residential annex in the converted garage hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as 'Fairview Barn, Brackenthwaite Lane' and shall not be let or sold independently of the main dwelling.

Reasons for Conditions:-

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

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

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

4 To remain ancillary to the dwelling known as Fairview Barn, Brackenthwaite Lane, and ensure an acceptable relationship between the dwelling and converted outbuilding.
APPROVED subject to the following conditions:-

1. The works to which this consent relates must be begun on or before 26.04.2022.
2. The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

   - Proposed Plans and Elevations: PLAN NO. S77-1A-PLG LB1, received 25 February 2019.
3. The materials to be used in the construction of the external surfaces of the repositioned window opening hereby permitted shall reuse those removed from the existing building.
4. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

1. To ensure compliance with Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
2. In the interests of proper planning and for the avoidance of doubt.
3. In the interests of visual amenity.
4. In the interests of visual amenity.
APPLICATION NO: 6.117.42.C.FUL

LOCATION:
Timble Inn Cottage North Lane Timble Otley North Yorkshire LS21 2NN

PROPOSAL:
Raising of roof height, formation of double pitched roof and installation of rooflight.

APPLICANT:
Mr P Stainsby

APPROVED subject to the following conditions:-

1 The development hereby permitted shall be begun on or before 25.04.2022.

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

   Proposed Floor Plan and Elevations: PLAN NO. S77-1b-PLG1, received 25 February 2019.
   Proposed Site Plan: PLAN NO. S77-1B-PLG2, received 28 February 2019.
   Location Plan: Scale 1:1250, received 25 February 2019.

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

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

5 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 windows shall be inserted in the first floor walling of the extension hereby approved, without the prior written approval of the Local Planning Authority.
Reasons for Conditions:-

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

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 26.04.2022.
2. The development hereby permitted shall be carried out in strict accordance with the following drawings:

   Existing and Proposed Plans and Elevations: Drawing Number 3285-201P L2, received 26 February 2019.
   Location Plan: Drawing Number 3285-201P L1, received 26 February 2019.

Reasons for Conditions:-

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

Case Number: 19/00908/FUL  
Case Officer: David Potts  
Grid Ref: E 417992 N 452937  
Target Date: 26.04.2019  
Application No: 6.117.43.N.FUL  
Decision Date: 25.04.2019  
Location: Timble Inn North Lane Timble LS21 2NN  
Proposal: Alterations to fenestration and installation of rooflight.  
Applicant: Mr P Stainsby

Approved subject to the following conditions:

1. The development hereby permitted shall be begun on or before 25.04.2022.

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

   Proposed Plans and Elevations: PLAN NO. S77-1A-PLG LB1, received 1 March 2019.
   Location Plan: SCALE 1:1250, received 1 March 2019.

3. The materials to be used in the construction of the external surfaces of the repositioned window opening hereby permitted shall reuse those removed from the existing building.

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

Reasons for Conditions:

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

In the interests of visual amenity.

In the interests of visual amenity.

The proposed building, due to its siting and design, would be visually intrusive and detrimentally affect the character and appearance of the countryside and openness of the Green Belt. Nor is it considered that the building is reasonably necessary for the purposes of agriculture. The proposal is therefore contrary to the provisions of the wording of Part 6: Class A of the General Permitted Development Order 2015.
LOCATION:
Byre Cottage  Asenby Village Asenby YO7 3QX

PROPOSAL:
Demolition of existing outbuilding, garage and sunroom. Erection of single and two storey extensions including the installation of dormers. Erection of a boundary wall (2.1m). Re-roofing, installation of rooflights, formation of doorways and alterations to fenestration.

APPLICANT:
Mr W Lowe

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 25.04.2022.

2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan (Drawing No AL(0)10) - received 25.03.2019
   Proposed Site Plan (Drawing No AL(0)11) - received 25.03.2019
   Proposed Ground Floor Plan (Drawing No AL(0)20) - received 25.03.2019
   Proposed First Floor Plan (Drawing No AL(0)21) - received 25.03.2019
   Proposed North and West Elevations (Drawing No AL(0)23) - received 25.03.2019
   Proposed South and East Elevations (Drawing No AL(0)24) - received 25.03.2019
   Proposed Roof Plan (Drawing No AL(0)22) - received 25.03.2019
   Proposed Section A (Drawing No AL(0)25) - received 25.03.2019
   Proposed Section B (Drawing No AL(0)26) - received 25.03.2019
   Proposed Scheme Axonometric (Drawing No AL(0)30) - received 25.03.2019

Reasons for Conditions:-

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

2  In order to ensure compliance with the approved drawings.

INFORMATIVES

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

2  The planning application to convert the cow byre to a dwelling (86/02850/FUL) shows that the domestic curtilage was limited to the area immediately surrounding the building, however the red line for this planning application encompasses a much larger area, it would appear that the proposed extensions would be sited outside of
the established domestic curtilage of the dwelling. Domestic curtilage and agricultural land are two distinctly separate uses of land requiring planning permission to change from one use to another. The area of land may have been used for domestic purposes for over ten years, in which case it would be immune from planning enforcement action.

The determination of this planning application does not imply that the use of the contested land is lawful or acceptable in planning terms. If the land has been in domestic use for in excess of ten years a Certificate of Lawfulness for an Existing Development could be sought to regularise the use of the land.

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**CASE NUMBER:** 18/05334/FUL  
**WARD:** Wathvale  
**CASE OFFICER:** Linda Drake  
**GRID REF:** E 436959 N 475098  
**APPLICATION NO:** 6.22.39.C.FUL  
**DATE VALID:** 30.01.2019  
**TARGET DATE:** 27.03.2019  
**REVISED TARGET:** 03.05.2019  
**DECISION DATE:** 02.05.2019

**LOCATION:** Newlands Sleights Lane Rainton Thirsk North Yorkshire YO7 3PX

**PROPOSAL:**  
Demolition of existing building and erection of 7 no. dwellings.

**APPLICANT:**  
RBA Moody Bros

REFUSED. Reason(s) for refusal:-

1  No Heritage Statement and assessment of harm has been submitted in order to assess the impact that the proposal would have in the designated heritage asset to the north. This does not accord with the requirements as set out in NPPF paragraph 189.

2  The proposal, due to the number of dwellings, their scale, design and layout would result in over-development of the site, with inadequate parking and on-site manoeuvring. Due to the proximity of the dwellings to the road, site boundaries and limited opportunity for suitable landscape mitigation the development would be visually prominent when viewed on the entrance to the village, out of character with the spatial quality of the area. In addition there would be a detrimental impact on the residential amenity of Village Farm. The proposal would not make a positive contribution to local distinctiveness or the character and appearance of the area which would cause harm. The proposal is therefore contrary to saved policy HD20 of the Harrogate District Local Plan and policies SG4 and EQ2 of the Harrogate District Core Strategy.
PROPOSAL:
Approval of details required under condition 5 (materials) of Reserved Matters Approval 18/04606/REM; conditions 4 (Highway details), 5 (Dirt Prevention details), 6 (Parking/Storage details), and 13 (Electric Vehicle details), and part approval of condition 3 (Highway details) of planning permission 17/04741/OUT - Outline application for the erection of 4 dwellings with access considered.

APPLICANT:
Baile Developments Ltd

CONFIRMATION of discharge of condition(s)

1 Condition 5 of 18/04606/REM is hereby discharged, subject to the completion of the works in accordance with the approved details.

2 Conditions 4, 5, 6 and 13 of 17/04741/OUT are hereby discharged, subject to the completion of the works in accordance with the approved details.

3 Condition 3 part vi) of 17/04741/OUT is hereby discharged, subject to the completion of the works in accordance with the approved details.
LOCATION:
The Grange  The Grange Track Rainton YO7 3PQ

PROPOSAL:
Extension of an existing agricultural mono-pitch building to create a crop sprayer store, washdown area and chemical store.

APPLICANT:
W Potter And Sons

1  APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 12.04.2022.

2  The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:
Site Plan, Unique plan reference: #00393959-64AB18, 15 February 2019.
Proposed Roof Plan, Dwg no. 3016-1, received 12 February 2019.
Proposed South Elevation, Dwg no. 3016-2, received 12 February 2019.
Proposed North Elevation, Dwg no. 3016-3, received 12 February 2019.
Proposed East Elevation, Dwg no. 3016-4, received 12 February 2019.
Proposed West Elevation, Dwg no. 3016-5, received 12 February 2019.

Reasons for Conditions:-

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

INFORMATIVES

1  Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Please see consultation response for further details.

CASE NUMBER: 19/00622/DVCMAJ  WARD: Wathvale
CASE OFFICER: Andy Hough  DATE VALID: 13.02.2019
GRID REF: E 433663  TARGET DATE: 15.05.2019
N 480600  REVISED TARGET:
APPLICATION NO: 6.10.4.K.DVCMAJ

LOCATION: Quernhow Cafe Leeming Lane Baldersby North Yorkshire

PROPOSAL: Application for the variation of condition 2 (approved plans) of planning permission 17/01712/FULMAJ to allow for amendments to the approved plans to facilitate an increase in roof height.

APPLICANT: Alfred Hymas Ltd

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 16.11.2020.

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

   Drawing No. 16-1440.3A

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

4. A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.

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

6. No part of the development shall be brought into use until the existing access on to A6055 has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation.
with the Highway Authority.

INFORMATIVE
These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

7 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splay areas are provided giving clear unhindered visibility (the proposed fence and hedge line must be out of the visibility splay) measured along both channel lines of the major road. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

INFORMATIVE
An explanation of the terms used above is available from the Highway Authority.

8 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on site layout for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

10 No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to completion of the development.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document)

11 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected
contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

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

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

(ii) an assessment of the potential risks to:
* human health,
* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
* adjoining land,
* groundwaters and surface waters
* ecological systems
* archaeological sites and ancient monuments;

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

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

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

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

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

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

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

12 Before the development is brought into use, the applicant shall submit a report by a suitably competent person, to the satisfaction of the Local Planning Authority. The report shall include a written scheme of how nearby residents (including any residential uses within the site) will be protected from noise from the proposed development. The report shall include an assessment of noise emissions from the proposed development and details of background and predicted noise levels at the boundary of nearby residential properties together with proposed noise attenuation measures. The report shall be appropriate for all times of day and night when the development will operate. The report should include any supporting calculations.

The approved noise attenuation measures shall be fully implemented and completed prior to the site is brought into use and retained thereafter.

Note
A competent person should undertake any noise survey and developers may wish to contact the Association of Noise Consultants http://www.association-of-noise-consultants.co.uk/Pages/Links.htm (01736 852958) or the Institute of Acoustics http://www.ioa.org.uk (01727 848195) for a list of members.

13 Before external artificial lighting is installed an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of:-

- The proposed hours of use of the external lighting
- The number, type and location of the proposed luminaires
- The maintained average illuminance levels of the areas to be illuminated
- The vertical illuminance that will be caused at windows of nearby light sensitive premises.
- The steps that will be taken to minimise stray light and glare from the lighting
The lighting shall be installed, maintained and operated thereafter in accordance with the approved external lighting scheme.

14 Prior to commencement of development an electric vehicle infrastructure strategy and implementation plan, to include details of the number, location and maintenance of electric vehicle charging points shall be submitted for the written approval of the local planning authority. Thereafter the development shall be carried out as approved with charging points associated with the development installed prior to occupation of the site.

15 No development shall take place until a Design Stage Certificate issued by BRE has been submitted to and approved in writing by the Local Planning Authority. The development shall meet BREEAM "very good" or higher. Thereafter the development shall be carried out in accordance with the approved details.

16 A Post Construction Stage Certificate issued by BRE for the development shall be submitted for the approval in writing of the Local Planning Authority prior to the first occupation of the development.

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

18 Prior to the operation of the site full written details of the proposed crime prevention measures undertaken at the site shall be submitted to and approved in writing by the Local Planning Authority having taken into account the recommendations of the Police Designing Out Crime Officers report dated 14th July 2017.

19 The existing residential accommodation located within the application site shall be retained within the same landownership as the proposed haulage business, unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:-

1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2 To secure the satisfactory implementation of the proposal.
3 In order to ensure that the materials used conform to the amenity requirements of the locality.
4 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
5 To ensure the protection of the trees or shrubs during the carrying out of the development.
6 In the interests of highway safety
7 In the interests of highway safety
8 To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
In the interests of highway safety
To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

In the interests of residential amenity
In the interests of residential and general amenity of the area.
In the interests of general amenity
To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
To prevent pollution of the water environment.
To reduce the risk of crime and to satisfy the requirements of Harrogate District Local Development Framework Plan Policy C1 and paragraphs 58 and 69 of the National Planning Policy Framework
In the interests of residential amenity

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**APPLICATION NO:** 6.11.102.A.FUL
**LOCATION:** Rose Cottage  Marlpit Lane Baldersby YO7 4PG

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

1. The development hereby permitted shall be begun on or before 12.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
3  The outbuilding in the development hereby approved shall remain incidental to the dwelling known as "Rose Cottage". The building shall not be sold, let or used separately from the dwelling.

Reasons for Conditions:-

1  To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2  In order to ensure compliance with the approved drawings.
3  In order to ensure that the approved development is used for purposes ancillary to the dwelling.

CASE NUMBER: 19/00852/FUL  WARD: Wathvale
CASE OFFICER: Arthama Lakhanpall  DATE VALID: 26.02.2019
GRID REF: E 433339  TARGET DATE: 23.04.2019
  N 472095  REVISED TARGET: 
  DECISION DATE: 18.04.2019
APPLICATION NO: 6.33.76.FUL

LOCATION:
Lister House Farm  Dishforth Road  Sharow HG4 5BU

PROPOSAL:
Erection of two storey extension and installation of rooflights and demolition of existing extension.

APPLICANT:
Mr And Mrs Pauling

APPROVED subject to the following conditions:-

1  The development hereby permitted shall be begun on or before 18.04.2022.
2  The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
3  The external materials of the extension hereby approved shall match the existing to
the host dwelling.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted other than those shown in the approved plans.

Reasons for Conditions:-

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

INFORMATIVES

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

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 16.04.2022.

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

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

4. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing number PSP001 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

   Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority.

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

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

6. Given the potential number of increased vehicle movements the development will provide the developer shall install electric vehicle charging points at the site. Details of their location shall be provided prior to installation and the scheme shall be implemented in accordance with the approved details.

7. The premises hereby approved shall be used only for uses B2 or B8 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 as amended.

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

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
2. In order to ensure compliance with the approved drawings.
3. In the interests of visual amenity.
4. In the interests of highway safety.
5. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
6. To improve air quality in the District; in accordance with Core Strategy Policy EQ1 of the Harrogate District Local Development Framework.
7. In order to protect the employment uses in the industrial estate.
8. To prevent pollution of the water environment.

CASE NUMBER: 19/00940/FUL
WARD: Wathvale
CASE OFFICER: Sarah Nichols
DATE VALID: 04.03.2019
GRID REF: E 434130
TARGET DATE: 29.04.2019
N 475449
REVISED TARGET: 30.04.2019
APPLICATION NO: 6.21.51.G.FUL
DECISION DATE: 29.04.2019

LOCATION:
Barker Business Park Melmerby Green Road Melmerby North Yorkshire

PROPOSAL:
Erection of Storage and Distribution unit.

APPLICANT:
Ms S Scawthorn

APPROVED subject to the following conditions:-

1. The development hereby permitted shall be begun on or before 29.04.2022.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
   Location Plan (Drawing No LP001) - received 04.03.2019
   Proposed Site Plan (Drawing No PS001) - received 04.03.2019
3. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing number PSP001 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority.

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

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

5. The premises hereby approved shall be used only for uses B2 or B8 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 as amended.

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

Reasons for Conditions:-

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

2. In order to ensure compliance with the approved drawings.

3. In the interests of highway safety.

4. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
In order to protect the employment uses in the industrial estate.
To prevent pollution of the water environment.

**CASE NUMBER:** 19/01080/DISCON  
**WARD:** Wathvale

**CASE OFFICER:** Natalie Ramadhin  
**DATE VALID:** 11.03.2019

**GRID REF:**  
**TARGET DATE:** 06.05.2019

**APPLICATION NO:** 6.15.12.P.DISCON

**DATE VALID:** 11.03.2019  
**GRID REF:**  
**TARGET DATE:** 06.05.2019

**GRID REF:**  
**REvised Target:** 16.04.2019  
**DECISION DATE:** 16.04.2019

**LOCATION:**  
The Potter Group Melmerby Industrial Estate Melmerby North Yorkshire

**PROPOSAL:**  
Application for the approval of details required under condition 17 (landscaping) of planning permission 16/01510/DVCMAJ - Variation of Condition 3 (BREAAM Design Stage Certificate) of Planning Permission 6.15.12.N.DVCMAJ - Variation of condition 2 (reserved matter details), condition 11 (Highway improvement works), 18 (sewage system improvements), 19 (oil and petrol separator installation), 20 (archaeological programme), 21 (landscaping scheme) and 24 (external lighting details) of planning permission 6.15.12.M.DVCMAJ to allow pre-commencement conditions to refer to phasing.

**APPLICANT:**  
Potter Group Holdings Limited

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

**INFORMATIVES**

1. The details submitted for condition 17 are considered acceptable.