

**DEPARTMENT OF TECHNICAL SERVICES**

Knapping Mount, West Grove Road, Harrogate HG1 2AE

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**NOTICE OF DECISION ON PLANNING APPLICATION**

TO: Ripon Land Rover Ltd  
c/o Mr Peter Knowles  
Burnison House  
Rudding Lane  
Follifoot  
Harrogate  
HG3 1DQ

**TOWN AND COUNTRY PLANNING ACT 1990**

PROPOSAL: Erection of vehicle showroom, parts workshop, ancillary areas and associated parking.  
LOCATION: Land Comprising OS Field No 9033  
And Part Of OS Field No 0033 Hutton Bank Ripon North Yorkshire  
APPLICANT: Ripon Land Rover Ltd

Harrogate Borough Council being the Local Planning Authority for the purposes of the application received on 24 November 1997 for Full Planning Permission, as described above, have resolved to GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

The conditions to which the permission is subject are as follows:

1. The development hereby permitted shall be begun on or before 12.04.2004.
2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 13.03.98, 26.03.98, 5.03.99 and 8.03.99 and as modified by the conditions of this consent.
3. Samples of the materials it is intended shall be used externally in the construction of the roof and walls of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and the development shall not be started before any such approval.
4. With the exception of vehicles displayed for sale, awaiting repair or otherwise connected with the applicants business, there shall not be any storage of goods, materials or refuse outside the confines of the building hereby approved other than, in the case of refuse, in purpose built refuse storage areas, the location of which shall be approved in writing by the Local Planning Authority prior to construction.



5. Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences. Development shall be carried out in accordance with the approved details.
6. Before the development hereby approved is commenced, details of a scheme of external lighting shall be submitted for the approval, in writing, of the local planning authority, and the scheme shall be installed and operated in accordance with the approved details before the development is first brought into use.
7. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.
8. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
9. The foul drainage from the proposed development shall be discharged to a septic tank and soakaway system which meets the requirements of British Standard BS 6297:1983 and which complies with the following:-
  - (a) there is no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10 metres of any ditch or watercourse.
  - (b) porosity tests are carried out to the satisfaction of the Local Planning Authority to demonstrate that suitable subsoil and adequate land area is available for the soakaway (BS 6297:1983 refers).
10. Prior to the commencement of the development hereby permitted, the following drawings and details shall be submitted to and shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority:-(i) Detailed plans to a scale of not less than 1/500 showing the proposed highways extension of the old A61 including dimensions of carriageway, footway and verges, access to the site and highway drainage. (ii) Longitudinal section to a scale of not less than 1/500 horizontal and not less than 1/50 vertical along the centre line and channel lines of the proposed road extension, showing existing/proposed levels and full details of surface water drainage.

No road works shall commence on site prior to the written approval of these details by the Local Planning Authority.
11. The development shall not commence until full technical, constructional details of the layout and geometry (including visibility splays) of the access improvements required to serve the development have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented before the development is first brought into use unless otherwise approved in writing by the Local Planning Authority.
12. Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [Reference 4536/101/4] shall be provided, laid out, hard surfaced, drained, marked out and made available for use. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.



13. 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.
14. The development hereby approved shall incorporate the mitigation measures recommended in the ground stability report prepared by Norwest Holst, dated 20.10.98, unless the local planning authority give written consent to any variation.
15. No additional doors, windows, opening rooflights, fans, vents or other extraction equipment shall be inserted in any gable, external wall or roof slope without the prior written approval of the Local Planning Authority.
16. All working shall be carried out within the building hereby approved, with external doors closed, and no work shall be undertaken when outside the confines of the building with the exception of deliveries (including vehicle deliveries) and emergency repairs, or as may otherwise be approved in writing by the Local Planning Authority.
17. Prior to the commencement of the development hereby approved, full details of any intended mechanical extract ventilation system to the premises shall be submitted for the written approval of the Local Planning Authority. Thereafter, any such system that may be approved by the Local Planning Authority shall be implemented in full accordance with the details approved prior to the bringing into use of the development and shall thereafter be retained and maintained in good working order at all times. The details of the system to be submitted for approval shall provide for:-
  - means to mitigate any extraneous noise from the system itself.
  - a point of exhaust/emission at such a height, and in such a manner so as to avoid nuisance.
18. The workshop use hereby approved shall not be operative other than between the hours of 0730 to 2100 Monday to Friday, between the hours of 0800 to 1700 on Saturdays and between the hours of 1000 and 1700 on Sundays and Bank Holidays.
19. Notwithstanding the details specified in condition 18 above, between the hours of 1800 and 2100 on Mondays to Fridays, between the hours of 1300 to 1700 on Saturdays and between the hours of 1000 to 1700 on Sundays and Bank Holidays, no access shall be gained to the premises (including the washing and valeting areas) via any of the doorways in the south west elevation of the building and all access and exit to and from the workshop/washing and valeting areas shall be obtained via doorways in the north east elevation with vehicular access only by means of the access road indicated in yellow on the attached plan.
20. Unless otherwise approved in writing by the Local Planning Authority all vehicle deliveries shall take place between the hours of 0800 to 1800 Monday to Friday, between the hours of 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays, with the exception of any emergency deliveries connected with the operation of an breakdown service from the site; such exception shall be restricted to access only as specified in condition 19 above unless otherwise approved in writing by the Local Planning Authority.
21. Outside the hours specified in condition 18 above, parts deliveries shall only take place via the special access to the south west of the building indicated in green on the attached plan. Parts delivery vehicles shall not be allowed to access around the building by virtue of the provision of gates or barriers in such locations as might be approved in writing by the Local Planning Authority which, together with adequate turning facilities to allow access and exit to take place via the route indicated in green on the attached plan shall be provided prior to the bringing into use of the development. Outside the hours specified in condition 18 all audible reversing alarms in vehicles making parts deliveries shall be disabled whilst manoeuvring takes place unless otherwise approved in writing by the Local Planning Authority.



22. A positive outfall for surface water shall be provided as part of the development unless otherwise approved in writing by the Local Planning Authority and no development authorised by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. Such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.
23. 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 and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required.
24. Unless otherwise approved in writing by the Local Planning Authority, the earth mounding to the north western corner of the site shall be created in accordance with the details shown on the submitted plans prior to the commencement of any building construction works and the planting required by condition 23 above shall be fully implemented prior to the development being brought into use.
25. Any compressors installed to serve the development shall be soundproofed and sited within the building to the satisfaction of the Local Planning Authority unless otherwise approved in writing by the Local Planning Authority.
26. The rating level of noise emitted from the site shall not exceed the existing background noise level determined to be LA90 (1 hour) 47.0dB by more than 3 dB between 0800 hours and 1800 hours Monday to Saturday. The rating level of noise emitted from the site shall not exceed the existing background noise level of LA90 (1 hour) 37.0 dB by more than 3 dB outside the aforementioned hours. The noise levels shall be determined at location 'A' on the attached plan and the measurements and assessment shall be made in accordance with BS4142:1997.
27. Prior to the commencement of any development on the site, full details of the vehicle washing equipment to be installed, and any drainage and pumping system connected with such a facility, together with anticipated noise levels produced by the equipment, shall be submitted for the written approval of the Local Planning Authority and thereafter any alternative or replacement equipment shall not be installed without the prior written approval of the Local Planning Authority.
28. Prior to the commencement of development, details of all boundary and security fencing, their height, colour and materials of construction shall be submitted for the written approval of the Local Planning Authority.

The reasons for the conditions are as follows:

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 general amenity.
5. In the interests of amenity.
6. In the interests of amenity.
7. To prevent pollution of the water environment.



8. To prevent pollution of the water environment.
9. To prevent pollution of the water environment.
10. To secure an appropriate highway construction to an adoptable standard, in the interests of highway safety and the amenity and convenience of highway users.
11. To secure implementation of the approved access arrangements, in the interests of highway safety and the convenience of vehicles and pedestrians visiting the site.
12. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.
13. Any use other than that approved might be detrimental to the amenities of nearby property.
14. In the interests of public safety.
15. In the interests of the privacy and amenity of the occupiers of nearby dwellings.
16. In the interests of amenity.
17. In the interests of amenity.
18. So as not to detract from the amenities of the adjoining residential property.
19. So as not to detract from the amenities of the adjoining residential property.
20. So as not to detract from the amenities of the adjoining residential property.
21. So as not to detract from the amenities of the adjoining residential property.
22. To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system.
23. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
24. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
25. So as not to detract from the amenities of the adjoining residential property.
26. So as not to detract from the amenities of the adjoining residential property.
27. In the interests of the amenity of the occupiers of nearby dwellings.
28. In the interests of visual amenity.

Informatives, if any, are shown below.





Signed:

Head of Planning Services *du*

Date of Decision: 12.04.1999

Date of Issue: 20 APR 1999

**NOTE:** No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the proposed development is situated, or of obtaining approval under any other bye-laws, local acts, orders, regulations and statutory provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.

**NOTE TO APPLICANT/AGENT:** The Borough Council posted a site notice publicising this application. If it is still on display, please remove it.

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES SET OUT OVERLEAF.**



SITE

URE BANK

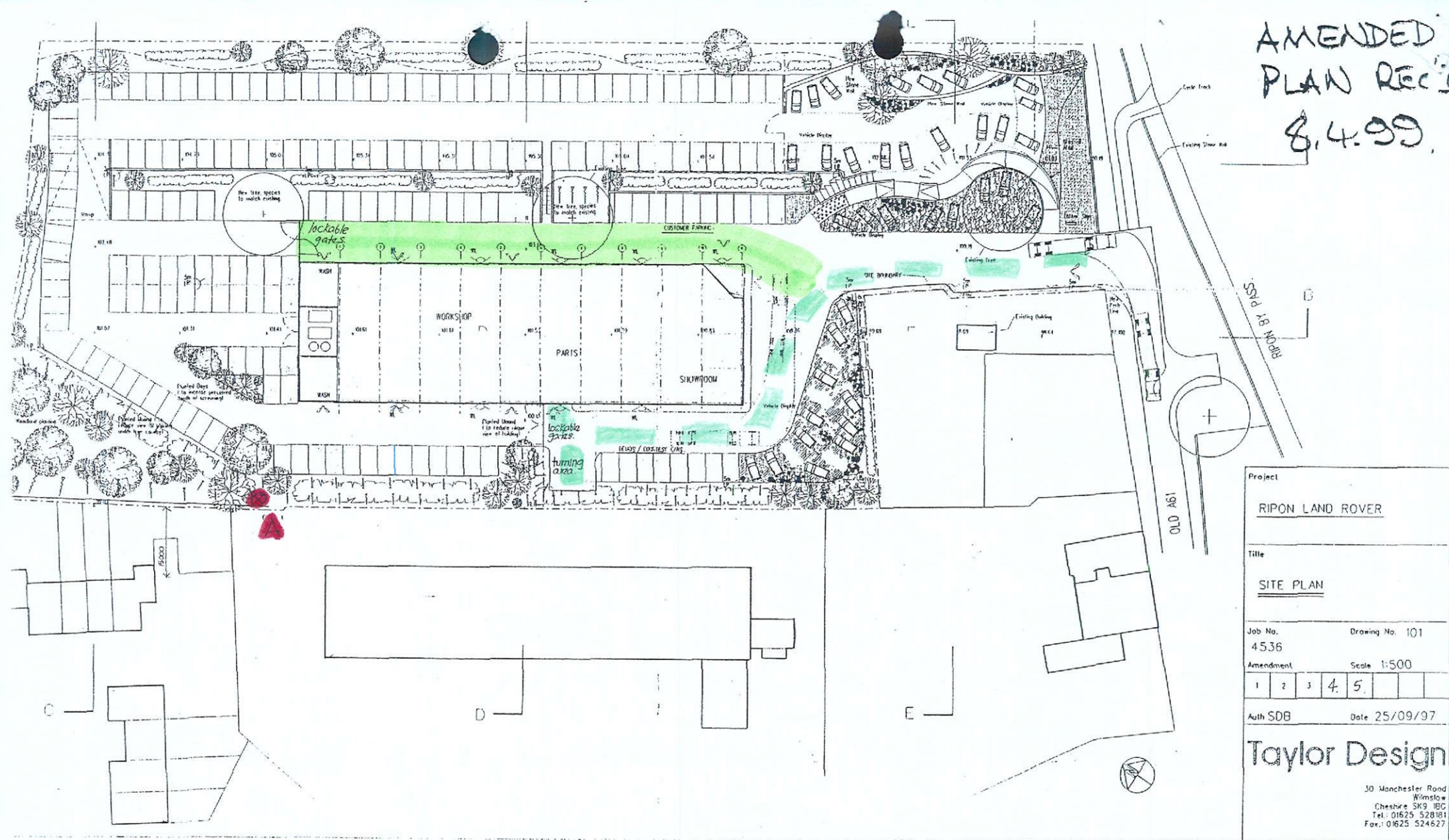
BM 20.13m

7600

BM 22.97m



AMENDED  
PLAN REC'D  
8.4.99.

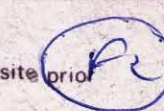


PLAN ATTACHED TO  
APPLICATION No. 6.500.172.FUL

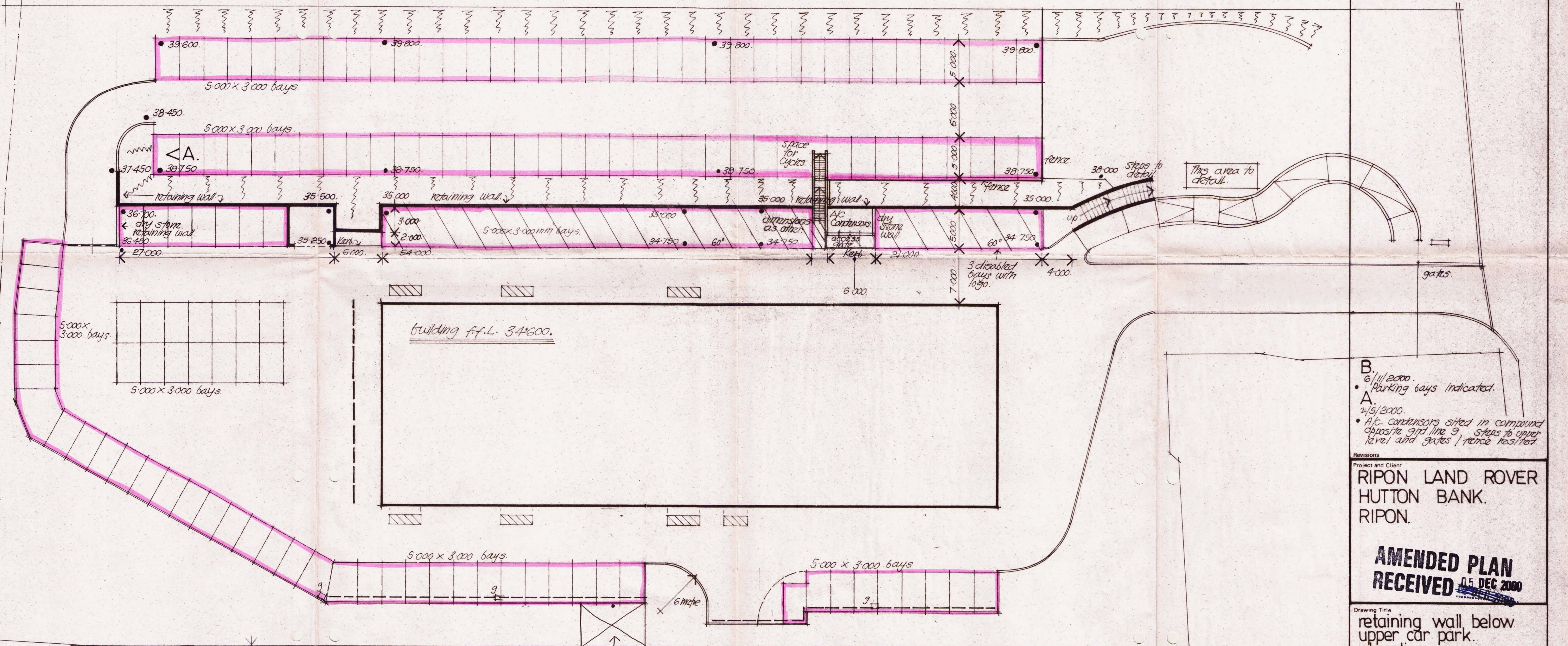


6.500.172 fu

- site prior



ELEVATION A.



proposed skip for  
waste cardboard  
+ used tyre  
storage area..

(see detail on  
drawing number  
99.907 Sundirect 4.)

- B. 6/11/2000.
- Parking bays indicated.
- A. 2/5/2000.
- A/c condensers sited in compound opposite grid line 9. Steps to upper level and gates / fence resisted.

### Revisions

### Project and Client

RIPON LAND ROVER  
HUTTON BANK.  
RIPON.

AMENDED PLAN  
RECEIVED 05 DEC 2000

Drawing Title

retaining wall below  
upper car park.  
elevation.

**Peter Knowles**  
+ **Associates**

**Burnison House  
Rudding Lane  
Follifoot  
Harrogate HG3 1DQ  
Tel. & Fax (01423) 879050**

Architectural Building Design +  
Project Management Consultants

Scale 1:250

Date APRIL 2000

Drg No 99.907.23.B.