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**PLANNING COMMITTEE**

**DATE:** Thursday, 29 August 2019

**TIME:** 2.00 pm

**VENUE:** Council Chamber - Civic Centre, St Luke's Avenue, Harrogate,  
HG1 2AE

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

**AGENDA**

Item	Title	Page Number
1.	<b>APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:</b>	
2.	<b>DECLARATIONS OF INTEREST:</b> Members to advise of any declarations of interest.	
3.	<b>MINUTES:</b> of the meeting of the Committee held on the 6 August 2019.	3 - 18
4.	<b>EXEMPT INFORMATION:</b> To determine whether to exclude the press and public during the consideration of any exempt information items.	
<b><u>MATTERS TO BE DEALT WITH UNDER DELEGATED POWERS</u></b>		
5.	<b>LIST OF PLANS:</b> To determine applications or make observations on applications made under the Town and Country Planning Act 1972 and the Planning (Listed Buildings and Conservation Areas) Act 1990.	
(1)	<b>19/01992/FULMAJ - Land Comprising Field At 432266 470194, Littlethorpe Road, Ripon, North Yorkshire, HG4 1TZ:</b>	19 - 44
(2)	<b>18/04504/OUTMAJ - 2 Hutton Bank, Ripon, HG4 1TZ:</b>	45 - 84

- (3) **19/01103/FUL - Juniper Grove Development, Juniper Grove, HG4 2DY:** 85 - 108
6. **APPLICATIONS DETERMINED UNDER THE PLANNING SCHEME OF DELEGATION:** 109 - 340
- The Executive Officer – Development Management and Building Control to submit a list of planning applications determined under delegated powers, and also those delegated to himself in consultation with the Chair and Vice Chair of the Committee, which had been approved since the last meeting.

**MEMBERSHIP:** Councillor John Mann (Chair). Councillor Nigel Simms, Councillor Margaret Atkinson, Councillor Bernard Bateman, MBE, Councillor Trevor Chapman, Councillor Jim Clark, Councillor Sid Hawke, Councillor Pat Marsh, Councillor Stuart Martin, MBE, Councillor Zoe Metcalfe, Councillor Andrew Paraskos and Councillor Robert Windass.

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

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

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

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

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

**PLANNING COMMITTEE  
6 AUGUST 2019  
(FROM 2.00 PM TO 3.45 PM)**

**PRESENT:** Councillors John Mann in the Chair. Councillors Margaret Atkinson, Bernard Bateman, Trevor Chapman, Jim Clark, Sid Hawke, Pat Marsh, Stuart Martin, Andrew Paraskos and Nigel Simms.

**Late Arrivals:** None

**Early Departures:** None

19/19 – **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:**  
Apologies for absence had been received from Councillor Zoe Metcalfe and Councillor Robert Windass.

20/19 – **DECLARATIONS OF INTEREST:** There were no declarations of interest declared at this meeting.

21/19 – **MINUTES:** The Minutes of the meeting of the Committee held on 16 July 2019 were approved unanimously as a correct record and signed by the Chair.

22/19 – **EXEMPT INFORMATION:** There were no exempt information items.

**MATTERS WHICH THE COMMITTEE DEALT WITH UNDER DELEGATED POWERS**

23/19 – **LIST OF PLANS:** In accordance with the Scheme of Delegation, the Committee made the following decisions:

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**23/19(01)**

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**CASE NUMBER: 18/04456/EIAMAJ  
GRID REF: EAST 437079 NORTH 457227**

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**APPLICATION NO.:** 6.500.61.A.EIAMAJ

**LOCATION:**

Highfield Farm York Road Knaresborough North Yorkshire HG5 0SU

**PROPOSAL:**

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

**APPLICANT:** Taylor Wimpey UK Limited.

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

- 0 For the completion of a s106 agreement with the following Heads of Terms.
- 1) £5,000 Contribution towards monitoring of Travel Plan.
  - 2) £5,000 Contribution towards Traffic Regulation Orders necessary to derestrict system of street lighting introduced on new roundabout and the extension of the existing street lighting system to the east of the A59/A658 York Road Roundabout.
  - 3) An extension to the bus route conditioned on the Manse Farm development to connect through to the Highfield Farm development towards the A59 York Road and all necessary bus stop infrastructure and contributions where necessary to further pump prime delivery of the extended service.
  - 4) Provision of a highway link into the site from a new 3-arm roundabout constructed on the A59 York Road.
  - 5) Construction of a highway link within the site to provide vehicular connectivity to the neighbouring Manse Farm development.
  - 6) To provide Safe pedestrian routes into the Manse Farm development to service both the school, neighbourhood centre and the proposed future Rail Halt Facility.
  - 7) The construction of an 'Emergency Vehicular Access' to link the development site to the A59 York Road, at a point between the two proposed A59/Manse Farm Roundabouts.
- 1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters -
- (a) access;
  - (b) appearance
  - (c) landscaping
  - (d) layout; and
  - (e) scale.
- Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.
- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission. The development hereby permitted shall be begun on or before the expiration of one year from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3 Prior to the commencement of the development, a phasing plan setting out the proposed phasing of the construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, each reserved matters application for a phase shall be accompanied by an updated phasing plan for the approval of the Local Planning Authority. The updated phasing plan shall

set out any proposed changes from the phasing plan previously approved. The development shall be carried out in accordance with the phasing plan as approved and updated unless otherwise agreed in writing by the Local Planning Authority or requested by other conditions of this permission.

- 4 Prior to the commencement of the development a highway link from the A59 York Road shall be constructed in the form of a new 3-arm roundabout being in broad accordance with the details shown on Croft's drawing 702-F10 'Indicative Roundabout General Arrangement Off A59 York Road'. The Applicant should as part of the design, ensure that sufficient 'highway land' is made available in the form of grassed verges within the vicinity of the roundabout to enable the potential future construction of a pedestrian/cycleway facility adjacent to the A59 York Road. For the avoidance of doubt, details shall include roundabout splitter islands; street lighting; vehicle restraint systems; traffic signage; a programme for completion and respective Road Safety Audits in accordance with GG119.
- 5 Prior to the commencement of the development, a scheme to extend the street lighting system from the existing A59/A658 York Road Roundabout to the new Site Access/A59 Roundabout shall be provided together with a sealed Traffic Regulation to enable derestriction of the speed limit of the said system of street lighting.
- 6 Prior to occupation of any dwelling, a full vehicular link shall be constructed within the site to enable connectivity with the neighbouring Manse Farm development. This link will also serve as an extension to the bus route (condition 6) conditioned as part of the Manse Farm development. The details of the link shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 7 There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

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

- (a) the proposed highway layout including the highway boundary for a layout agreed by the Local Planning Authority in consultation with the Highway Authority.
- (b) dimensions of any carriageway, cycleway, footway, and verges
- (c) visibility splays
- (d) the proposed buildings and site layout, including levels
- (e) accesses and driveways
- (f) drainage and sewerage system (to include 100mm level contours)
- (g) lining and signing
- (h) measures to restrain vehicle speeds to the agreed design speed without the use of road humps or speed cushions.
- (i) all types of surfacing (including tactiles), kerbing and edging.
- (j) details of the route/connectivity into the Manse Farm site to be used to access the proposed school including safe routes to school, walking and cycling routes.
- (k) Pedestrian and cycle links within the site to minimize journeys by car.

- (1) An A4 or A3 'Stick Diagram' of the Road Layout, showing all roads to be constructed with their respective Road Numbers eg Road 1, Road 2 etc
- (2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - (a) the existing ground level
  - (b) the proposed road channel and centre line levels
  - (c) full details of surface water drainage proposals.
- (3) Full highway construction details including:
  - (a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - (b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - (c) kerb and edging construction details
  - (d) typical drainage construction details.
- (4) Details of the method and means of surface water disposal.
- (5) Details of all proposed street lighting. (This plan to also show new trees (green); existing trees (greyscale) and removed trees (red)).
- (6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- (7) Full working drawings for any structures which affect or form part of the highway network.
- (8) A programme for completing the works.

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

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

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

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

Before the development is first brought into use the highway verge/footway shall

be fully reinstated in accordance with the scheme approved in writing by the Local Planning Authority.

- 10 There shall be no access or egress by any vehicles between the highway and any individual plot on the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
- 11 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided in accordance with DMRB standards giving clear visibility of 215 metres measured along both channel lines of the major road A59 York Road from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 2 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 12 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 13 There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
  - (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
  - (ii) An independent Stage 2 Safety Audit has been carried out in accordance with GG119 - Road Safety Audit or any superseding regulations.
  - (iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

- a. Provision of tactile paving
- b. Construction of a 3-arm roundabout at the Site Access/A59 York Road including provision for pedestrians and cyclists and street lighting requirements necessary to achieve design standards.
- c. Traffic Regulation Order to derestrict the carriageway where extension to street lighting system is required.
- d. A suitable facility for pedestrians at the south-east corner of the site on the A59 to link with the existing public right of way leading to the settlement of Goldsborough.

- e. Extension of the street lighting on the A59 to link the new Site Access Roundabout to the A59/A658 York Road Roundabout.
- f. A Vehicle Restrain System (VRS) on A59 in the vicinity of the new roundabout where it is necessary due to the highway being in an elevated position adjacent to 'The Ramparts' watercourse.

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

The required highway improvements shall include:

- a. Provision of tactile paving
- b. Construction of a 3-arm roundabout at the Site Access/A59 York Road including provision for pedestrians and cyclists and street lighting requirements necessary to achieve design standards.
- c. Traffic Regulation Order to derestrict the carriageway where extension to street lighting system is required.
- d. Extension of the street lighting system on the A59 to link the new Site Access Roundabout to the A59/A658 York Road Roundabout.
- e. A Vehicle Restrain System (VRS) on A59 in the vicinity of the new roundabout where it is necessary as a result of risk assessment due to the highway being in an elevated position adjacent to 'The Ramparts' watercourse.

- 15 There shall be no access or egress by any vehicles between the highway and the application site until:

- (i) full technical details relating to the bridging/culverting of 'the Rampart' watercourse between the A59 and the site have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority;
- (ii) full technical details relating to the bridging/culverting of any other watercourse on the site connecting to 'the Rampart' have been submitted to and approved in writing by, the Local Planning Authority in consultation with the Highway Authority.

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

- (i) tactile paving
- (ii) vehicular, cycle, and pedestrian accesses
- (iii) vehicular and cycle parking
- (iv) vehicular turning arrangements
- (v) manoeuvring arrangements
- (vi) loading and unloading arrangements.



- 17 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 18 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.
- 19 All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.
- 20 Any projection overhanging the footway shall be securely fixed and no part shall be less than 2.4 metres above the footway level and no closer than 0.5 metres from the edge of the carriageway.
- 21 Prior to occupation, a developed Travel Plan shall have been submitted in broad accordance with Croft's Framework Travel Plan dated March 2019 to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
  - (i) the appointment of a travel co-ordinator
  - (ii) a commitment by the Applicant to create a fund to be utilised for promoting, encouraging and providing incentives for increasing sustainable travel
  - (iii) a partnership approach to influence travel behaviour
  - (iv) measures to encourage the use of alternative modes of transport including bus patronage other than the private car by persons associated with the site
  - (v) provision of up-to-date details of public transport services information
  - (vi) continual appraisal of travel patterns and measures provided through the travel plan
  - (vii) improved safety for vulnerable road users
  - (viii) a reduction in all vehicle trips and mileage
  - (ix) a programme for the implementation of such measures and any proposed physical works
  - (x) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.
  - (xi) measures to reduce reduction of carbon emissions eg electric charging points, cycle storage facilities at dwellings.

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

- 22 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be

adhered to throughout the construction period. The Statement shall include, but not be limited to:

- (i) the parking of vehicles of site operatives and visitors
- (ii) loading and unloading of plant and materials
- (iii) storage of plant and materials used in constructing the development
- (iv) erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- (v) measures to prevent mud/dirt being deposited on the highway
- (vi) measures to control the emission of noise, dust and dirt during construction
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
- (viii) HGV routing to avoid the Bond End junction and Knaresborough High Street.
- (ix) traffic Management Plan
- (x) a programme of works
- (xi) site working hours and delivery times
- (xii) external lighting equipment

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

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

Subject to the successful completion of any required legal process the measures will be implemented at the applicant's cost prior to the development being brought into use.

- 24 All built development is to be located in Flood Zone 1, and there is to be no raising of ground levels in Flood Zone 3.
- 25 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.

- 26 An electric vehicle infrastructure strategy and implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the number, location and maintenance of the electric vehicle charging points which shall be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp) and provided in strict accordance with approved details prior to occupation of any dwellings so equipped.
- 27 Prior to the commencement of development a Method Statement shall be submitted to and approved by the Local Planning Authority in consultation with Network Rail.

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

- \* Fail Safe Use of Crane and Plant
- \* Excavations/Earthworks
- \* Security of Mutual Boundary
- \* Armco Safety Barriers
- \* Fencing
- \* Demolition
- \* Vibro-impact Machinery
- \* Scaffolding
- \* Cranes
- \* Encroachment
- \* Noise/Soundproofing
- \* Trees/Shrubs/Landscaping
- \* Lighting
- \* Access to Railway
- \* Level Crossings
- \* Drainage
- \* Children's Play Areas/Public Open Space

The proposed development shall thereafter be carried out in accordance with the approved Method Statement.

- 28 The site shall be developed with separate systems of drainage for foul and surface water.
- 29 Occupation of any phase of the development shall not commence until evidence has been submitted to and approved by the Local Planning Authority that works to ensure that on -site and off-site works to ensure an adequate water supply for the development , that will not cause detriment to existing properties within the area , has been implemented in accordance with the timing and phasing arrangements embodied within the development and the number of properties to be constructed within that phase, or within any other period or number of properties as may

subsequently be agreed in writing, by the Local Planning Authority .

- 30 Development shall not commence on any phase of the development until details of the means of ensuring that on-site and off-site foul sewerage, designed to serve the whole development, is of adequate capacity to ensure proper disposal to the receiving public sewer network has been submitted to and approved in writing with Local Planning Authority. The approved scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme and the number of properties to be constructed within that phase, or within any other period or number of properties as may subsequently be agreed in writing, by the Local Planning Authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge shall not exceed 15 (fifteen) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works relevant to the agreed phasing of the development.
- 31 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 .
- 32 Prior to the submission on any application for Reserved Matters, an archaeological investigation of the site shall be carried out in accordance with the Recommendations of the Cultural Heritage Impact Assessment by BWB dated August 2018. The investigation shall comprise a geophysical survey, followed by trial trenching if appropriate.
- 33 No obstructions within 9 metres of the edge of a watercourse are permitted without Consent from the IDB.
- 34 Other than for any demolition, site investigation and/or remediation works, the development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme. Affordable housing shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. In the case of offsite provision the scheme shall detail the means by which the provision is to be facilitated. In the case of on-site provision the scheme shall include:
  - i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units (subject to viability);
  - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
  - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no Registered Provider involved);

iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

- 35 All hedges on the site boundaries and within the site shall be retained to the satisfaction of the Local Planning Authority.

#### Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 3 In order to ensure the orderly phased implementation of the development.
- 7 to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 8 to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 9 In accordance with policy # and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.
- 10 In the interests of highway safety.
- 11 In the interests of road safety.
- 12 In the interests of road safety.
- 13 In order to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 14 In the interests of the safety and convenience of highway users.
- 15 In order to ensure satisfactory highway drainage in the interests of highway safety and the amenity of the area.
- 16 In order to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
- 17 In order to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 18 In order to 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.
- 19 In order to protect pedestrians and other highway users.
- 20 In order to protect pedestrians and other highway users.
- 21 In order to establish measures to encourage more sustainable non-car modes of transport.
- 22 In order to avoid interference with the free flow of traffic and to secure safe and appropriate access and egress to the site in the interests of safety and

- convenience of highway users and the amenity of the area.
- 23 In the interests of highway safety.
  - 24 To reduce the risk of flooding to the proposed development and future occupants and to ensure that there is no loss of storage from the floodplain.
  - 25 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.
  - 26 In the interests of air quality and promoting sustainable development.
  - 27 In order to avoid conflict with the use of the adjacent railway during the construction and operational phases.
  - 28 To prevent pollution of the water environment.
  - 29 In the interest of public health and to protect the strategic water supply.
  - 30 To ensure the site can be properly drained without risk of flooding /pollution to the local aquatic environment, public health and public amenity
  - 31 To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network
  - 32 In accordance with the historic environment policies within Paragraph 189 of the NPPF.
  - 34 To ensure that affordable housing is provided on site, in accordance with Saved Local Plan Policy H5.
  - 35 In the interests of visual amenity.

## **INFORMATIVES**

- 1 If the surface water is to be discharged to any watercourse within the Drainage District, consent from the Internal Drainage Board (IDB) would be required and should be restricted to 1.4 l/s/ha or greenfield runoff.
- 2 The application for Reserved Matter shall show how the issues raised by the Police Designing Out Crime Officer (Ref 571-1-2018MR dated 5 November 2018) have been addressed.

Councillor Neil Taylor (Member of Goldsborough and Flaxby Parish Council), Councillor Christine Willoughby (Member of Knaresborough Town Council) and Mark Johnson (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

The officer's recommendations that the application be 'deferred and approved subject to conditions and a S106 agreement' were moved and seconded. On a vote being taken three Members voted for the officer recommendations and seven against therefore the motion fell.

It was subsequently moved and seconded that the application be refused on the grounds of overdevelopment, lack of highway capacity, a lack of secondary education places and a lack of local facilities. On a vote being taken five Members voted for the officer recommendations and five against therefore the motion was tied.

The Chair exercised his casting vote and voted against the motion to 'refuse' therefore the motion fell.

Following advice given by the Legal officer and the Executive Officer for Development Management and Building Control the officer's recommendations to 'defer and approve subject to conditions and a s106 agreement' were again moved and seconded. On a vote being taken seven Members voted for the officer recommendations, one against and there were two abstentions therefore the motion was passed.

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**23/19(02)**

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**CASE NUMBER: 19/01033/OUTMAJ  
GRID REF: EAST 445618 NORTH 456603**

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**APPLICATION NO.:** 6.103.181.OUTMAJ

**LOCATION:**

Land Comprising Field At 445618 456603 Green Hammerton North Yorkshire

**PROPOSAL:**

Outline planning permission for residential development comprising 63 dwellings with access considered and associated access roads, car parking, open space, drainage and landscaping works.

**APPLICANT:** The Merrington Estate

WITHDRAWN

Councillor Gill Singleton (Member of Green Hammerton Parish Council), Chris Chelton (Objector) and Roger Rippon (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

Members voted unanimously for the officer recommendations to 'refuse' the application however the application was subsequently withdrawn before the decision notice was issued.

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**23/19(03)**

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**CASE NUMBER: 18/03703/OUTMAJ  
GRID REF: EAST 438887 NORTH 468593**

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**APPLICATION NO.:** 6.47.94.A.OUTMAJ

**LOCATION:**

Land Comprising Field At 438887 468593 Church Lane Kirby Hill North Yorkshire

**PROPOSAL:**

Outline application for up to 31 dwellings with details of access considered (Revised scheme).



**APPLICANT:** Future Habitat Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposed site lies beyond the development limit for Kirby Hill as set out in the emerging Harrogate District Local Plan and a current 5 year land supply exists. The size and scale of the development would result in significant harm on landscape character and to the appearance of Kirby Hill. The site is not sustainable as it lies within a location with poor access to services and facilities with no genuine choice of travel modes, hindering social integration with the village. The application fails to achieve the social and environmental strands of sustainable development set out in the NPPF and is contrary to Policies SG3, SG4 and EQ2 of the Harrogate District Core Strategy and saved policies C2 and HD20 of the adopted Harrogate District Local Plan.

Councillor Ian Hick (Member of Kirby Hill Parish Council) and Gareth Owens (Objector) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme.

Members voted unanimously for the officer recommendations to 'refuse' the application.

24/19 – **APPLICATIONS DETERMINED UNDER THE PLANNING SCHEME OF DELEGATION:** The Executive Officer – Development Management and Building Control submitted a list of planning applications determined under delegated powers, and also those delegated to himself in consultation with the Chair and Vice Chair of the Committee, which had been approved since the last meeting.

**RESOLVED:**

That the report be received.

(Nine Members voted for the motion and one against)

(D)

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**Case No.** 19/01992/FULMAJ

**Item No. 01**

**Location:** Land Comprising Field At 432266 470194, Littlethorpe Road, Ripon.

**Proposal:** Demolition of 1 dwelling and erection of 35 dwellings (revised scheme).

**Applicant:** S Harrison Developments Ltd

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

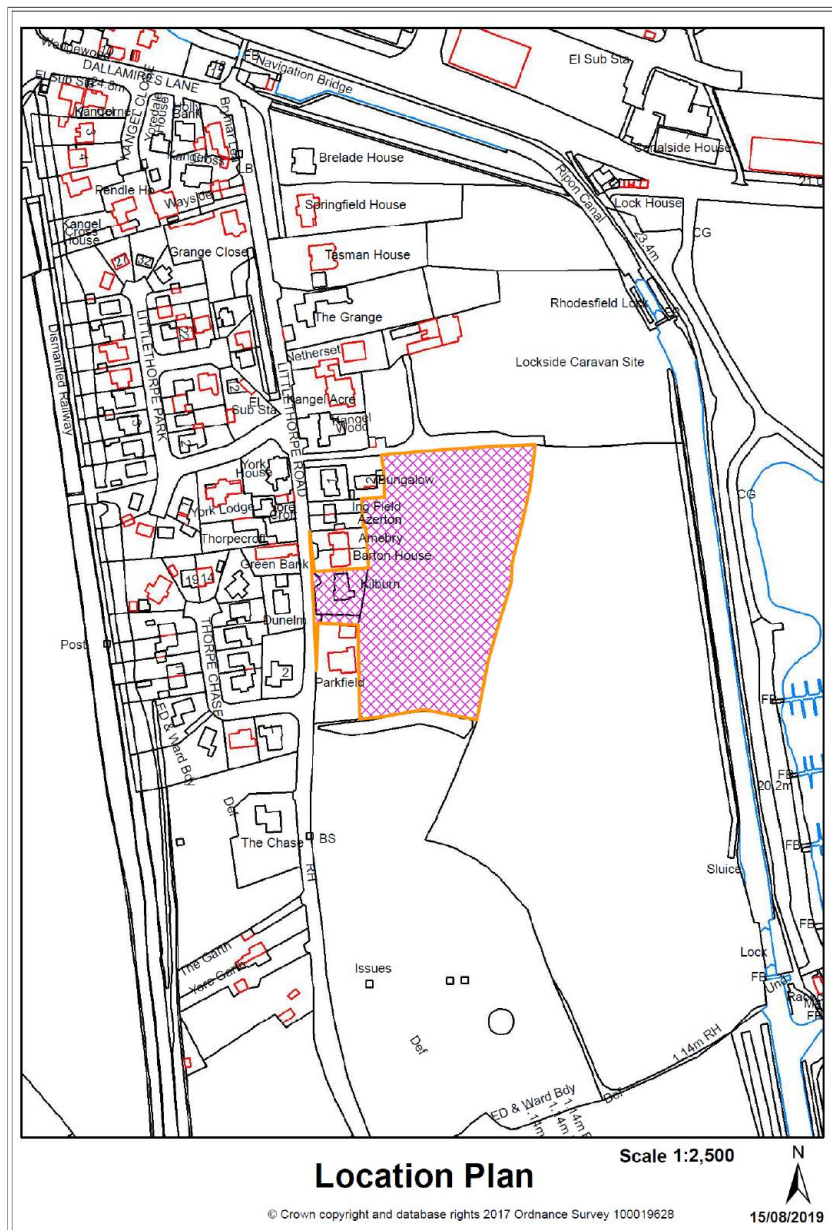
Reason for report: This application is to be presented to the Planning Committee because a similar application was refused by Members of the Planning Committee contrary to officers' recommendation.

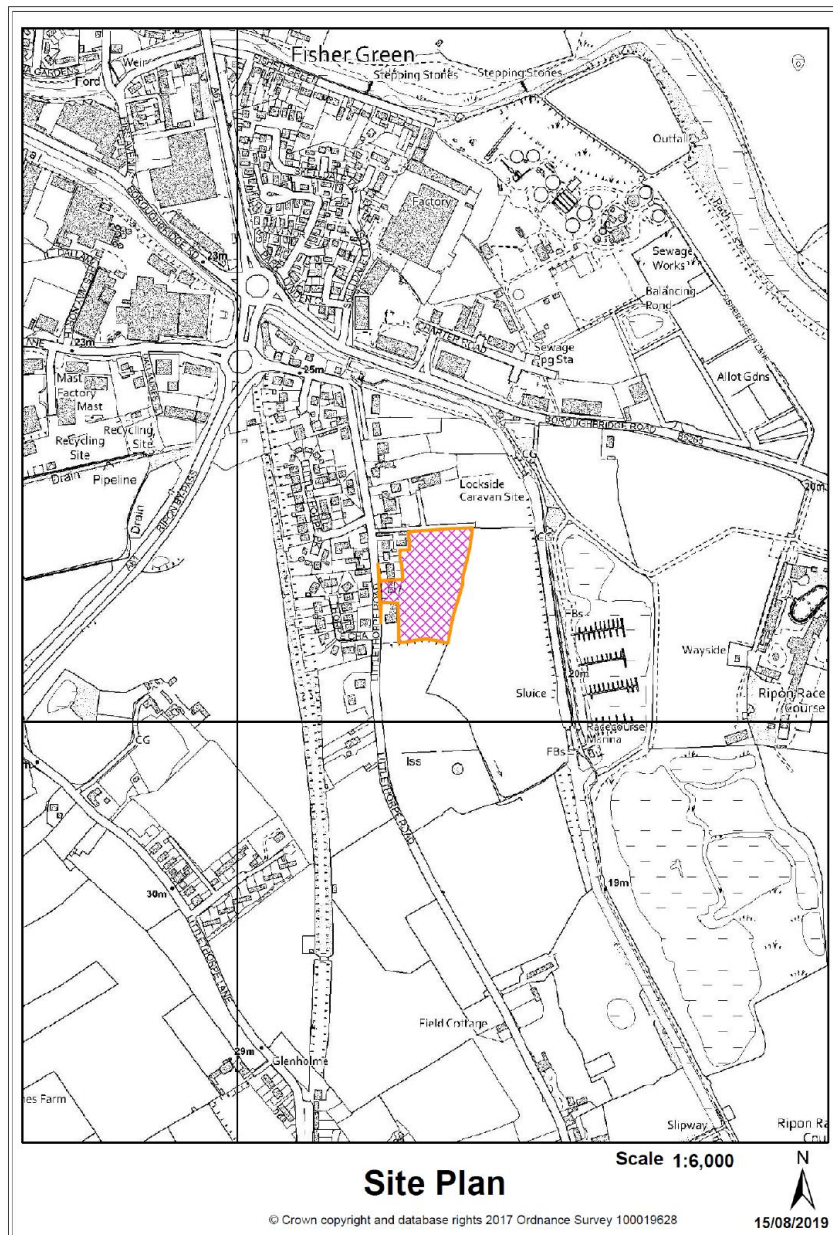
## **SUMMARY**

It is proposed to erect 35 dwellings on a greenfield site to the rear of properties on Littlethorpe Road, Ripon. The proposed development involves the demolition of one dwelling on Littlethorpe Road to provide access to the site. The site is surrounded on three sides by hedgerows and slopes down towards the Ripon Canal. The site is prominent in views from the Ripon Rowel Walk, which runs along the canal towpath to the east. The proposed development would comprise 35 two-storey houses arranged around a central road. Affordable housing, subject to viability, would be provided at a rate of 30% (i.e. 11 units).

A similar scheme for 36 units was refused by the Planning Committee on 12<sup>th</sup> March 2019, contrary to the planning officers' recommendation (Ref 18/04475/FULMAJ). An appeal against that decision is ongoing. Since that decision the policy background has changed; the Ripon Neighbourhood Plan has now been adopted, the Council has a five-year housing land supply, and the emerging Local Plan has been through a public Examination, meaning that the policies therein can be afforded significant weight. In view of the weight that can now be attached to the emerging Local Plan and the five-year housing land supply position, it is recommended that this application is refused due to the harm to the landscape and the requirement for further gypsum investigation.

**RECOMMENDATION: REFUSE**





## **1.0 SITE DESCRIPTION**

- 1.1 The application site lies to the rear of properties on the east side of Littlethorpe Road, Ripon. It comprises a rectangular field, which slopes down to the east and is one field removed from Ripon Canal.
- 1.2 There is one existing field access between two properties on Littlethorpe Road. The application site includes a property on Littlethorpe Road next to this access. This would be demolished to provide the sole access to the proposed development.
- 1.3 Lockside Caravan Park lies immediately to the north of the site. There are hedges along the north, east and southern boundaries.

## **2.0 PROPOSAL**

- 2.1 It is proposed to erect 35 houses on the site. A bungalow fronting Littlethorpe Road would be demolished to provide vehicular access to the development.
- 2.2 The proposed development would comprise the following accommodation:
- 16 No. 2-bed houses
  - 6 No. 3-bed houses
  - 13 No. 4-bed houses
- 2.3 Affordable housing would be provided on site at a rate of 30% (11 No.).
- 2.4 The single access road would branch to the north and south with the houses off the two cul-de-sacs. A row of detached houses would back onto the open field to the east running down to the canal.
- 2.5 The houses would be mainly detached and semi-detached, with two terraces of three units (one market, one affordable). All the properties would be 2-storeys high, built of red brick with concrete tile roofs.
- 2.6 A previous application on this site for 36 dwellings (Ref 18/04475/FULMAJ) was refused by Members of the Planning Committee on 12<sup>th</sup> March 2019, contrary to the officers' recommendation, for the following reason:

*‘The proposed development would cause significant and adverse harm to the landscape, in particular in views of the site from the Ripon Rowell Walk along the Ripon Canal towpath and Ripon racecourse beyond, having regard to the elevated position of the application site in relation to these sites. The proposed development would further harm the tranquil rural setting of the Ripon Canal. The proposed development would therefore be contrary to Core Strategy Policy SG4 and Saved Local Plan Policies HD20 and C2. The proposed development would further harm the amenity of the public footpath along Ripon Canal towpath, contrary to Saved Local Plan Policy R11 and Ripon Neighbourhood Plan Policy G2, which seek to protect the recreational and amenity value of public rights of way.*

*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 5 year housing land supply, the tilted balance in favour of development is not engaged in accordance with Paragraph 11 of the NPPF.’*

- 2.7 The scheme now proposed differs from the previous scheme in that one dwelling has been omitted from the row of detached houses backing onto the eastern boundary. This allows for more space between the dwellings for tree and hedge planting.

### **3.0 APPLICANT'S SUPPORTING INFORMATION**

- 3.1 The application is accompanied by the following documents:

- Design and Access Statement
- Designing Out Crime Report
- Planning Policy Statement
- Statement of Community Involvement
- Preliminary Ecological Statement
- Transport Technical Note
- Phase 1 Site Investigation
- Landscape Appraisal
- Flood Drainage and Drainage Assessment

- Viability Report

## **4.0 RELEVANT HISTORY**

- 4.1 82/02907/FUL – Erection of two bedroomed bungalow and garage. Granted 1982.
- 4.2 15/05125/PRE – Pre-application advice. Advice given 25.01.2016.
- 4.3 16/04695/PREM - Pre-application advice. Closed 04.01.2019.
- 4.4 18/04475/FULMAJ - Demolition of one dwelling and erection of 36 dwellings. Refused 12.03.2019. Appeal under consideration.

## **5.0 NATIONAL & LOCAL POLICY**

### **5.1 National Planning Policy**

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

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

### **5.4 Core Strategy**

Policy C1 Inclusive communities

Policy EQ1 Reducing risks to the environment

Policy EQ2 The natural and built environment and green belt

Policy SG1 Settlement Growth: Housing Distribution

Policy SG2 Settlement Growth: Hierarchy and limits

Policy SG4 Settlement Growth: Design and Impact

Policy TRA1 Accessibility



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

Policy A7 Unstable Land

Policy C2 Landscape Character

Policy H5 Affordable Housing

Policy HD13 Trees and Woodlands

Policy HD20 Design of New Development and Redevelopment

Policy NC3 Local Wildlife Sites

Policy R10 River Ure and Ouse Navigation

Policy R11 Rights of Way

## **5.6 Ripon Neighbourhood Plan (2019)**

Policy A1 Sustainable Development

Policy A3 Skyline

Policy F1 Amenity open space and other open land

Policy G2 Footpaths and public rights of way

Policy G3 Cycling

Policy E1 Density and Size of New Market Homes

5.7 The Neighbourhood Plan has now been confirmed, or 'made', and these policies carry the full weight of development plan policies.

5.8 The application site lies outside the development limits for Ripon, as defined in the Neighbourhood Plan.

## **5.9 Emerging Local Plan (2019)**

5.10 The emerging Harrogate Local Plan is a material consideration in the determination of planning applications. Those emerging policies relevant to this application are:

Policy GS1	Providing New Homes and Jobs
Policy GS2	Growth Strategy to 2035
Policy GS3	Development Limits
Policy GS6	Sustainable Development
Policy GS7	Health and Wellbeing
Policy CC1	Flood Risk and Sustainable Drainage
Policy CC4	Sustainable Design
Policy HP3	Local Distinctiveness
Policy HP4	Protecting Amenity
Policy HS1	Housing Mix & Density
Policy HS2	Affordable Housing
Policy HS5	Space Standards
Policy NE3	Protecting the Natural Environment
Policy NE4	Landscape Character
Policy NE5	Green Infrastructure
Policy NE7	Trees and Woodlands
Policy NE9	Unstable and Contaminated Land
Policy TI1	Sustainable Transport
Policy TI3	Parking provision
Policy DM1	Housing Allocations

## **5.11 Supplementary Planning Documents**

Residential Design Guide

Landscape Character Assessment of Harrogate District

Provision for Open Space in Connection with New Housing Development

Provision for Village Halls in Connection with New Housing Development

House Extensions and Garages Design Guide

**5.12 Other material policy considerations:**

Minerals and Waste Joint Plan (November 2016)

Planning Practice Guidance

**6.0 CONSULTATIONS**

**6.1 Environmental Health Officer Contaminated Land (EHO)** – No objection, subject to conditions.

**6.2 Environment Agency - Dales Area Office** – Not yet received.

**6.3 Principal Building Control Officer** - Planning permission should only be granted conditionally and subject to the provision of a suitable, satisfactory, ground investigation report and the provision of a ground stability declaration form and mitigating measures, provided by professionally acknowledged experts in that field.

**6.4 NYCC Planning Services** – Support the conclusion of the Mineral Feasibility Report that extraction of the mineral on site is not considered economically viable as the estimated quantity present would not justify the cost of any plant or equipment required to extract it. If the mineral on site were to be extracted there unacceptable impacts from quarry traffic at the access to the site from Littlethorpe Road. Other factors to be taken into account are that the site is close to residential properties and the Ripon Canal/Marina. Therefore, on this occasion there is no requirement to extract the mineral on this site due to the reasons provided in the report which are reflected above and the presence of the mineral will not sterilise the surface development.

## 6.5 **Canal And River Trust**

### **a) Impact on the Character and Appearance of the Ripon Canal**

In line with Core Strategy Policy C2 'Landscape Character', development should aim to protect the existing landscape character. Therefore, request that the Local Authority ensure that a visually soft boundary treatment is secured to the east of the site, so that the impact of built development is minimised as viewed from the outward perspective of the canal. Note that the proposals indicate the installation of a hedgerow, which we believe would be appropriate. Welcome the proposed revision to the house types proposed towards the eastern section of the site, which should result in a reduction to the density of development as it would be viewed from the canal.

### **b) Surface Water Discharge**

Welcome the additional information received from the applicant upon the proposed surface water discharge, which clarified that the proposals will not directly impact the canal.

- 6.6 **Police Architectural Liaison Officer** - It is pleasing to note that the design and layout has taken into consideration the principles of crime prevention through environmental design. No concerns, or issues to raise.
- 6.7 **NYCC Highways And Transportation** – Not yet received.
- 6.8 **Ripon Civic Society** - The Society has commented previously on application 18/044475/FULMAJ. There is no discernible difference between these applications and the Society is unaware of any substantive change in circumstances. Accordingly, refusal of this application is urged.
- 6.9 This is a greenfield site outside the development limit on the Harrogate Submission Draft Local Plan. By virtue of its scale, configuration and visual impact it is clearly not acceptable infill nor rounding off. Furthermore, it would set an unacceptable precedent for further development proposals to the east and south of Littlethorpe Lane.

- 6.10 There is a demonstrable history of unstable land in this vicinity. The site falls within Area C for the propensity for gypsum dissolution. The provision for surface water drainage is unresolved since the applicant proposes discharge to public sewers which is unacceptable to the statutory consultees and other options appear to be unfeasible. This is of concern as the risk to gypsum dissolution is further raised through inappropriate sustainable drainage options.
- 6.11 Priority in Ripon should be given to brownfield sites as sought in the Ripon City Plan.
- 6.12 Whilst the Landscape Assessment is a helpful analysis of the existing landscape and visibility of existing built development, unfortunately, the proposal takes little regard of it. The views around the site will show continuous and unmitigated housing with minimal space between the dwellings. The dwellings come too close to the boundary, especially plots 21 to 27, leaving insufficient space for trees to mature. Whilst the introduction of hedgerows is supported, the occasional tree as shown will do little or nothing to screen the dwellings.
- 6.13 The Planning Statement continues to refer to the Ripon City Plan Policy E2. This is now Policy E1 in the Ripon Neighbourhood Plan, which was successful at referendum on 14 February 2019 and subsequently made by Harrogate Borough Council on 10 April 2019. This policy states:

*“All proposals will be expected to deliver housing at a density of not less than 30 dwellings per hectare. Higher densities of not less than 40 dwellings per hectare will be sought on sites within the area defined by the outer boundary of higher density on the Policies Map.*

*These requirements may be relaxed where it is demonstrated that development at such densities would be detrimental to local character or amenity or there are other constraints upon the site itself which would prevent these densities being achieved.*

*These requirements may be relaxed also where it is demonstrated that development at such densities on sites which border onto open countryside,*

*SLAs and sites of nature conservation interest would be detrimental to the city's setting and natural environment. This is to ensure that sufficient space is provided within the development (including both public areas and residential curtilages) in order to accommodate a mature perimeter tree canopy."*

The third paragraph is significant. The Plan provides explicitly for sites which border onto open countryside. The Society contends that this proposal is over-development given that it is clearly incapable of being other than visually intrusive and dominant. There needs to be a substantial reduction in dwelling numbers, pulling back of the dwellings' rear elevations from the site boundary and an increase in depth of rear gardens. The tree cover needs to be increased with the branch spread of the trees once matured clearly shown.

- 6.14 **DCS - Open Space** – Commuted sum required for Public Open Space: £109,832.43. Allocated to local sites including Ripon Skate Park, Hell Wath Choir School and Camp Close. Commuted sum required for Village Halls: £54,145.75.
- 6.15 **Housing Department** – Housing Officers note that the following plots are proposed as affordable housing: 3, 4, 5, 6, 7, 11, 12, 13, 14, 28 & 29. These plots are acceptable. The proposed house types are smaller than our usual minimum requirements for 2 & 3-bedroom homes, but are identical to market types being offered on the same site (including terraced market homes). In these specific circumstances, Housing Officers are prepared to accept these homes, but requests that Type 2 is built without the wall at first floor level dividing bedrooms 2 & 3 (keep the access via bedroom 2), thus making it a 70sm 2-bedroom home rather than a 3-bedroom home as designed. Should the market 2 & 3-bedroom homes be altered to increase their sizes or no longer include terraced housing, Housing Officers will expect commensurate changes to the affordable homes.
- 6.16 **County Education Officer** – Based on the proposed 35 2+ bedroom properties a developer contribution would not currently be sought for primary

education facilities as a result of this development. A developer contribution would not be sought for secondary school facilities.

6.17 **Yorkshire Water** – Not yet received.

6.18 **NYCC Lead Local Flood Authority (LLFA)(SuDS)** – No objection, subject to conditions.

6.19 **Heritage Unit of NYCC** – Not yet received.

6.20 **Ecologist** - No objections on ecological grounds subject to the attachment of conditions.

## **7.0 VIEWS OF RIPON CITY COUNCIL**

7.1 Ripon City Council (RCC) objected to a former application on this site previously. As there is no significant change to this revised application, RCC stands by its original comments:

7.2 *'RCC object to this application in the strongest terms. The site is not identified for development in either the Ripon City Plan or Harrogate District Plan. The Ripon City Plan is RCC's adopted policy on planning. The location is not suitable for the increase in traffic this would cause'.*

## **8.0 OTHER REPRESENTATIONS**

8.1 81 representations received, objecting to the proposed development

8.2 Grounds of objection:

- Inadequate road network
- Narrow roads, no footpaths
- Road safety compromised
- Poor access for construction vehicles
- Site is not designated/allocated for housing
- Site is outside development limits for Ripon
- Poor access to local services and amenities
- Development of a greenfield site
- Brownfield sites should be developed first

- Adverse impacts on wildlife
- Harm to views from, and the amenity of Ripon Rowel Walk / canal
- Loss of light to neighbouring property
- Poor drainage
- Gypsum risk
- Landscape harm

## **9.0 ASSESSMENT**

### **9.1 Main Issues**

- Housing Policy
- Affordable Housing
- Minerals
- Gypsum
- Landscape
- Highways
- Residential amenity
- Ecology
- Flood Risk/drainage

### **9.2 Sustainability**

9.3 The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: social, environmental and economic.

## **9.4 SOCIAL SUSTAINABILITY**

### **9.5 Housing Policy**

9.6 Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application. The policies within the adopted Local Plan in so far as they relate to the supply of



housing are considered to be out of date and can be given no more than limited weight.

9.7 The NPPF is a material consideration which at paragraph 11 requires local planning authorities:

(c) to approve development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.8 At paragraph 48 it further advises Local planning authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

9.9 The emerging Harrogate District Local Plan was the subject of a Public Examination in January 2019 following which the Inspector has written to the Council recommending that a number of sites be deleted from the Plan and

that additional sustainability appraisal work is undertaken. The Local Plan satisfies Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness in the NPPF. All the policies in the emerging Local Plan can now therefore be given significant weight. They cannot however be given full weight until the document is adopted which is expected towards the end of the year.

- 9.10 Material to the consideration of this application is the emerging Local Plan and the 5 year land supply position. The Council's emerging Local Plan makes allocations of land and sets development limits to meet the housing needs of the District to 2035. Sites have been identified as allocations in the emerging Local Plan as those that best deliver the Plan's growth strategy. Development should therefore be directed toward these sites, and proposals coming forward on other sites outside the development limits are unlikely to be viewed favourably.
- 9.11 In regard to 5 year land supply the Council has a healthy land supply position, currently 6.89 years when compared against the housing requirement, with an appropriate buffer. The need to approve schemes which are not on sites allocated in the emerging local plan and outside development limits is therefore diminished.
- 9.12 Given the stage that the Plan has reached, significant weight can be given to the fact that the application site is not allocated within the emerging Local Plan and nor is it within the proposed development limits of Ripon.
- 9.13 As stated below (paragraph 9.28), it is considered that the proposed development would cause harm to the character and appearance of the landscape, especially in views from Ripon Canal and the Ripon Rowel Walk, contrary to Core Strategy Policy SG4 and Saved Local Plan Policies HD20 and C2.
- 9.14 Notwithstanding the benefits that would come from the delivery of new housing, in light of the fact that the site is not allocated / outside development limits within the emerging Local Plan, and given that the Council has a demonstrable 5 year supply of housing, then the harm caused

by this proposal is considered to outweigh the benefits and permission should be refused.

#### **9.15 Affordable Housing**

- 9.16 The application is accompanied by a viability appraisal, which has been agreed by the Council's Valuation Surveyor. This appraisal takes into account the costs of purchasing the bungalow on the site frontage, which would be demolished. As a result the affordable housing requirement has been reduced from 40% to 30% or 11 units and the level of provision is acceptable.

#### **9.17 ENVIRONMENTAL SUSTAINABILITY**

#### **9.18 Minerals**

- 9.19 The site lies within the Minerals Safeguarding Area for sand, gravel and limestone, as shown in the Minerals and Waste Joint Plan. This Plan, produced jointly by North Yorkshire County Council (NYCC), City of York Council and North York Moors National Park, has been the subject of an Examination in Public and they are currently preparing Main Modifications for consultation.

- 9.20 Given the advanced stage of the Minerals Plan it is considered that the policies therein can be afforded some weight in decision-making.

- 9.21 Policy SO2 of the Minerals Plan deals with development in Minerals Safeguarding Areas and states that within such Areas:

Permission for development other than minerals extraction will be granted where:

*'iv) it can be demonstrated that the mineral in the location concerned is no longer of any potential value as it does not represent an economically viable and therefore exploitable resource.'*

- 9.22 The applicant commissioned a Mineral Feasibility Report at the request of the County Council. The County Council, as Minerals Authority, supports the conclusion of the Mineral Feasibility Report that extraction of minerals from

the site is not economically viable as the estimated quantity present would not justify the cost of any plant or equipment required to extract it.

- 9.23 Furthermore, if the mineral on site were to be extracted there would be unacceptable impacts from quarry traffic at the access to the site from Littlethorpe Road, on nearby residential properties and the Ripon Canal / Marina.

#### **9.24 Gypsum**

- 9.25 The site lies within Gypsum Area C where, according to Saved Local Plan Policy A7 and Policy NE9 of the emerging Local Plan, development will not be permitted unless it is demonstrated that either there is no foreseeable instability, or that the effects of such instability can reasonably be overcome. Area C includes those areas which may be potentially subject to localised subsidence hazard, associated with both existing cavities and with the ongoing dissolution of gypsum deposits in areas affected by groundwater moving towards the Ure Valley.

- 9.26 Recognising the costs of producing such a report, and assuming all others matters have been resolved, common practice has been to take applications for new dwellings to Committee with a recommendation to defer to the Chief Planner to approve once a satisfactory ground stability report and signed declaration statement have been completed.

- 9.27 The application is accompanied by a Ground Stability Desk Study by CGL (Card Geotechnics Ltd) and a Ground Stability Declaration Form. This concludes that the risk to the site of potential gypsum dissolution and subsidence is deemed to be 'medium to high'. Further intrusive site investigations are recommended prior to any development of the site. However, the application is recommended for refusal and so in the absence of the results of these further investigations, the proposed development fails the tests of Saved Local Plan Policy A7 and emerging Local Plan Policy NE9.

#### **9.28 Landscape**

- 9.29 The site lies behind the linear development of housing along Littlethorpe Road and what is essentially 'backland'. The field slopes down the east and is separated by one field from the Ripon Canal.
- 9.30 The whole site can be viewed from the public footpath, which runs along the canal towpath. This is on the route of the Ripon Rowel walk, a circular 50-mile long distance walk which circumnavigates the city of Ripon.
- 9.31 A clipped hedge runs along the eastern boundary of the site, and the boundaries to the back gardens of the houses on Littlethorpe Road are largely open, meaning that the houses are clearly visible from the canal towpath.
- 9.32 The site is greenfield in an area of open countryside, but is not covered by any national or local landscape designation.
- 9.33 A landscape appraisal has been submitted in support of the application and describes the baseline landscape and views of the site.
- 9.34 The appraisal assesses the potential effects of the development of this site in open countryside. The most sensitive views of the site are from the canal to the east of this site. This corridor is important for recreation and enjoyment of the countryside.
- 9.35 The proposed dwellings are set back around 10m from the east boundary, with some single storey garages closer to the boundary. The hedge along the eastern boundary will be retained and augmented with tree planting, with further planting between these houses.
- 9.36 The proposed houses will be no taller than existing dwellings on Littlethorpe Road, and built on ground which falls away to the east. There will therefore be no conflict with Policy A3 (Skyline) of the Ripon Neighbourhood Plan.
- 9.37 Policy G2 of the Ripon Neighbourhood Plan states that developments that would result in the loss of, or harm to, the recreational and / or amenity value of an existing public right of way will not be supported. Saved Local Plan Policy R11 is in a similar vein.

9.38 Officers recommended that the previous scheme be approved, though the Planning Committee determined that permission be refused on landscape grounds (paragraph 2.6). However, that decision was made under the terms of paragraph 11 of the NPPF, which required that the adverse impacts of the proposed development would have to significantly and demonstrably outweigh the benefits. With the change in policy background (paragraph 9.5), this higher test in paragraph 11 no longer applies and it is now sufficient for the Council simply to demonstrate that the harm caused outweighs the benefits of the proposed development.

9.39 It is considered that the proposed development would harm the character and appearance of the landscape, in particular in views of the site from the Ripon Rowel Walk along the Ripon Canal towpath, having regard to the elevated position of the application site in relation to these sites. The proposed development would further harm the tranquil rural setting of the Ripon Canal, in conflict with the policies of the Development Plan.

#### **9.40 Highways**

9.41 Many objectors refer to the poor access to the site, in particular the narrow and winding nature of Littlethorpe Road.

9.42 The application is accompanied by a Transport Note which makes the point that the proposed access is to the north of a pinch point on Littlethorpe Road and about 55m from the junction with Thorpe Chase. This is considered sufficient distance to avoid any conflict between the two junctions.

9.43 Current footway provision is limited, particular at the north end of Littlethorpe Road. In discussion with the Highway Authority the applicants have proposed the following measures:

- New footway on the east of Littlethorpe Road
- New footway on the west of Littlethorpe Road
- Tactile paved crossing point
- Existing vegetation to be cut back as required.

- 9.44 The proposed works will provide a continuous pedestrian link between the proposed site access and existing footways along Dallamires Lane. While a 2.0m wide footway cannot be provided the proposals do represent an improvement on the current situation. A 1.5m wide footway would be provided along the northern side of the new access and would tie into the existing footpath to the north.
- 9.45 The proposed works would be secured via an agreement under Section 278 of the Highway Act 1980.
- 9.46 Subject to these improvements, and notwithstanding the concerns of local residents mentioned above, the Highway Authority has not objected to the proposed development.
- 9.47 Residential Amenity**
- 9.48 The nearest house would be 4m from the existing house at Parkfield on Littlethorpe Road. However, this would be set to the side of the existing house, with only an obscure glazed first floor bathroom window facing the side garden. At this separation distance, it is considered that the proposed development would not have an adverse impact on the residential amenities of neighbours through overlooking, overbearing or loss of light.
- 9.49 The proposed access, achieved by demolishing an existing bungalow, would pass between two houses on Littlethorpe Road. The access would be between 13m and 16m from the side elevations of the two neighbouring properties. Both neighbouring properties would retain their existing post and rail fences, and there is an opportunity for further soft landscaping between these properties and the new access. At this separation distance, it is considered that the proposed access would not have an adverse impact on the residential amenities of these neighbours through noise disturbance.
- 9.50 The application is accompanied by a Pump Noise Impact Assessment by PDA Acoustic Consultants. This concludes that the Rating level for the Pump Station is 8 dB below the background noise level. Where the Rating level does not exceed the background sound level, that this is an indication of the specific sound source having a low impact.

9.51 Noise from the Pump Station will therefore not have an adverse impact on the residential amenities of existing or future residents.

## **9.52 Ecology**

9.53 The application is accompanied by a Preliminary Ecological Appraisal (RDF Ecology, January 2019). This found the site to comprise a single large field of improved grassland with boundary hedges, including a few mature trees with some ruderal vegetation along with a small dwelling and associated gardens. The boundary hedgerows along the northern, eastern & southern boundary and associated trees 2 sycamores and a large oak represent the most important habitat types on site and are proposed for retention within the landscaping scheme for the site.

9.54 Emergence surveys indicate that the bungalow to be demolished supports a small summer roost or transitional roost of a small number (2) of common pipistrelle bats and the demolition of this building would result in its loss. The Appraisal advises the loss of a bat roost will require a European Protected Species Licence to be obtained from Natural England in order for the demolition to be undertaken lawfully. Replacement bat roosting opportunities can be incorporated into some of the new dwellings which are proposed for the site.

9.55 A degree of biodiversity enhancement is incorporated within the proposed Landscape Appraisal (Re-form August 2018). Such planting is likely to strengthen the hedge line and to reduce light-spill towards the canal which is likely to support light sensitive species such as otters and bats. The provision of an ecological enhancement scheme would be made a planning condition to bring these various requirements together and to ensure their implementation.

9.56 Subject to such mitigation measures, there is no objection to the proposed development on ecological grounds.

## **9.57 Flood Risk / Drainage**



- 9.58 The whole site lies within Flood Zone 1, which has a low risk of flooding. The fields to the east and south fall within Flood Zones 2 and 3 due to their proximity to Ripon Canal.
- 9.59 The application is accompanied by an Outline Drainage Strategy.
- 9.60 The nearest watercourse is c160m to the south across third party land. It is considered doubtful that the landowner would agree to an easement across this land and that it could be connected by gravity. Because of the gypsum in the area, the only practical solution remaining is to discharge surface water to the main foul sewer in Littlethorpe Road. Yorkshire Water has accepted this in principle.
- 9.61 Due to the topography of the site it will not be possible to gravitate to the public sewer, so both foul and surface water will need to be pumped. A compound containing a pump station would be located in the southeast corner of the site, together with surface water attenuation. Details of surface water drainage could be required by condition.

## **9.62 ECONOMIC SUSTAINABILITY**

- 9.63 The proposed development will provide jobs and investment into the local economy during the construction phase, as well as continuing investment into the local economy from future occupiers, over the life of the development. Given the scale of the development, it is considered that the impacts on the economy of the District as a whole would be relatively modest. Nevertheless, the economic impacts constitute a positive impact which should be given some weight in the assessment of the proposal.

## **10.0 PLANNING BALANCE & CONCLUSION**

- 10.1 Since officers recommended that the previous application be approved, there have been significant changes in the policy background such that it is now recommended that permission be refused on similar grounds to those given by Members for the previous application.

- 10.2 It is considered that significant weight can now be attached to the emerging Local Plan, and the application site is not allocated for housing in that Plan and nor is it within the proposed development limits of Ripon.
- 10.3 Furthermore, the Ripon Neighbourhood Plan has now been made and so full weight can be afforded to policies in that Plan.
- 10.4 Additionally, the Council can now demonstrate a 5-year housing land supply.
- 10.5 It is considered that the proposed development would cause harm to the character and appearance of the landscape, contrary to development plan policies.
- 10.6 In addition, in the absence of intrusive site investigations, it has not been demonstrated that either, there is no foreseeable instability caused by gypsum, or that the effects of such instability can reasonably be overcome, contrary to Saved Local Plan Policy A7 and emerging Local Plan Policy NE9.
- 10.7 The benefits that would come from the delivery of new housing are not considered to outweigh this harm and accordingly it is recommended that permission should be refused.

## **11.0 RECOMMENDATION**

That the application be **REFUSED**.

Reasons for refusal:

- 1) The proposed development would harm the character and appearance of the landscape, in particular in views of the site from the Ripon Rowel Walk along the Ripon Canal towpath, having regard to the elevated position of the application site in relation to these sites. The proposed development would further harm the tranquil rural setting of the Ripon Canal. The proposed development would therefore be contrary to Core Strategy Policy SG4, Saved Local Plan Policies HD20 and C2 and emerging Local Plan Policy NE4. The proposed development would further harm the amenity of the public footpath along the Ripon Canal towpath, contrary to Saved Local Plan Policy R11 and Ripon Neighbourhood Plan Policy G2, which seek to protect the recreational

and amenity value of public rights of way. It is considered that the adverse impacts of the proposed development outweigh the benefits of the development. As the Council can demonstrate a 5 year housing land supply, the tilted balance in favour of development is not engaged in accordance with Paragraph 11 of the NPPF. The application site is not allocated for housing and is outside the development limits of Ripon as defined for the purposes of Policy GS3 of the emerging Local Plan, which is now considered to carry significant weight.

- 2) In the absence of intrusive site investigations, it has not been demonstrated that either, there is no foreseeable instability caused by gypsum, or that the effects of such instability can reasonably be overcome, contrary to Saved Local Plan Policy A7 and emerging Local Plan Policy NE9.

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

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Case Officer: Mark Williams

Expiry Date: 25 January 2019

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**Case No.** 18/04504/OUTMAJ

**Item No. 02**

**Location:** 2 Hutton Bank, Ripon.

**Proposal:** Outline planning application for erection of 37 dwellings (Details of access and layout submitted) together with the creation of serviced employment plots (B1c Use Class)

**Applicant:** Prime Talent Ltd

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

Reason for report: This application is to be presented to the Planning Committee because it is considered to be a significant application.

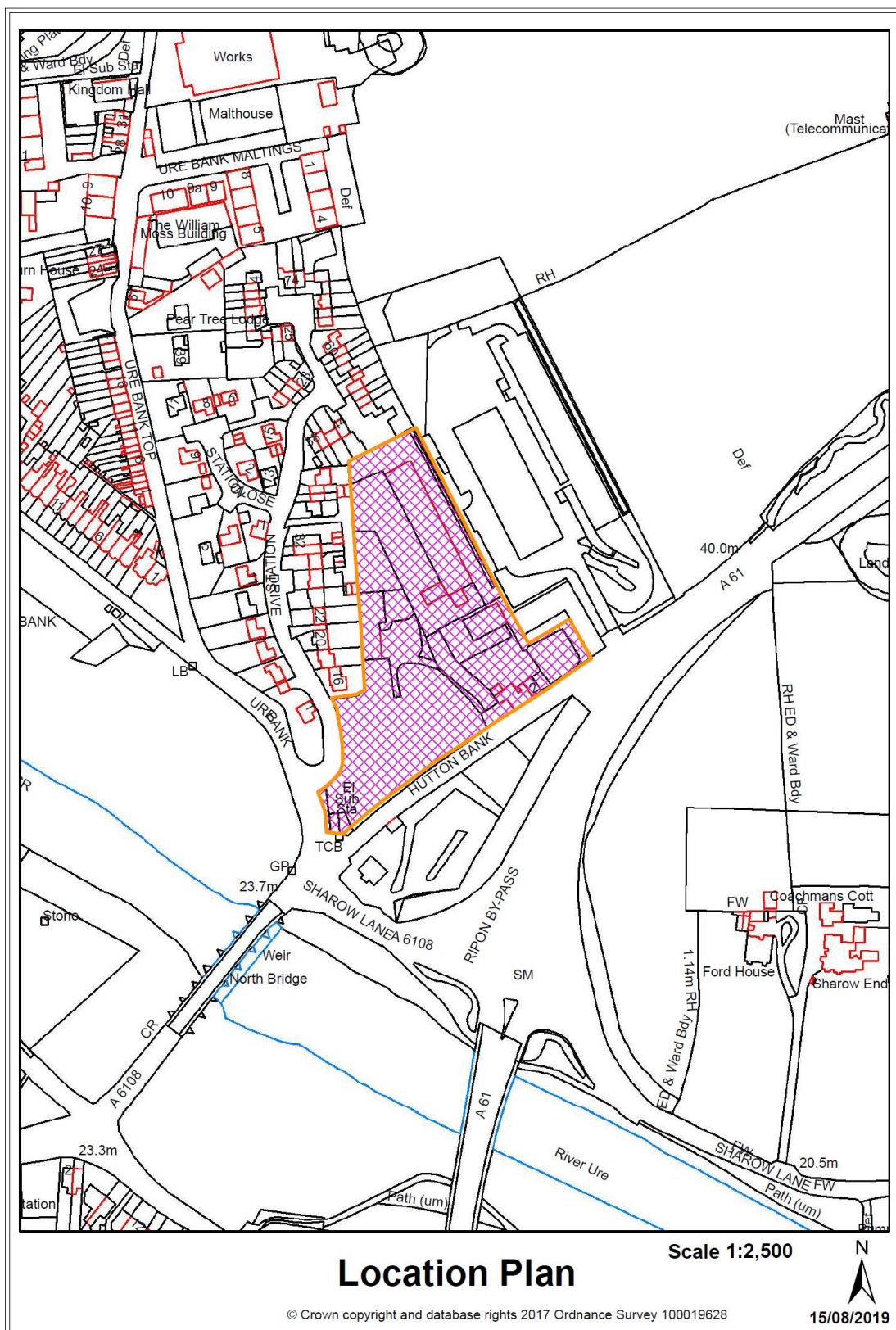
## **SUMMARY**

This is an outline application with details of access and layout to be approved at this stage. Details of appearance, landscaping and scale will be considered at the later, Reserved Matters stage.

The development comprises the demolition of the existing buildings and their replacement with a mixed use scheme. The scheme includes 37 new dwellings, on-site open space and serviced plots for 6 no. B1c business units.

It is acknowledged that the development will result in the loss of some employment land. Nevertheless, the use of such brownfield land is supported by the NPPF in areas of high housing demand, providing that this would not undermine key economic sectors or sites. In this case, the site is not a key industrial site and the provision of additional housing will help maintain the District's housing supply in a very sustainable location, within the development limits of Ripon. The proposed development represents new investment which would regenerate a gateway site in one of the District's main settlements. The scheme satisfies National and Local Planning policy requirements and represents sustainable development.

**RECOMMENDATION: Defer and Approve subject to Gypsum Report, conditions and a S106 Agreement.**







## **1.0 SITE DESCRIPTION**

- 1.1 The application site is located approximately 0.8kms to the north-east of Ripon City Centre, prominently located just off the Ripon bypass (A61). The site is currently accessed off Hutton Bank, which is accessed directly off the Sharow Lane Roundabout.
- 1.2 The application site extends to some 1.41 hectares and has previously been used for a range of commercial / industrial uses and currently provides several standalone buildings in various forms and condition. It is proposed to demolish these buildings and replace them with new dwellings and serviced employment plots.

## **2.0 PROPOSAL**

- 2.1 Originally, 43 dwellings were proposed on the site. However, the scheme has been revised due to concerns raised about the loss of the site for employment use. The revised scheme and the one before the Planning Committee is for 37 dwellings and serviced Use Class B1c employment plots with a capacity of 6 units. Details of access and layout are being applied for as part of this outline application.
- 2.2 Provision is made for on-site open space and the retention of existing trees. Landscaping will be determined at the reserved matters stage and is therefore not for consideration now. The scale and appearance of the proposed dwellings is not being sought approval for at this stage.
- 2.3 The scheme will have a number of accesses: one dedicated access from Hutton Bank to the serviced employment plots; a dedicated residential access from Hutton Bank to 35 dwellings; and a separate access from Station Drive to 2 dwellings.
- 2.4 A proportion of the dwellings will be affordable houses. The applicants have not specified the exact number or location of these on the layout plan. The emerging Local Plan requires 30% on-site affordable housing on a brownfield site such as this, secured via a s106 agreement.



### **3.0 APPLICANT'S SUPPORTING INFORMATION**

- Site and Location Plans
- Proposed Layout Plan
- Proposed Access and Highway Improvement Plan
- Design and Access Statement
- Planning Report
- Marketing, Occupier Demand Analysis and Feasibility Report
- Noise Impact Assessment
- Phase 1 Geo Environmental Appraisal
- Flood Risk And Drainage Assessment
- Transport Assessment
- Travel Plan
- Statement of Community Engagement
- Preliminary Ecological Appraisal
- Bat Emergence Survey
- Aboricultural Impact Assessment

### **4.0 RELEVANT HISTORY**

- 4.1 The site has an extensive planning history dating back to the 1980's with the latest applications being:-
- 4.2 Erection of 3 no. dwellings with garages and associated visitor parking – reference 97/00959/FUL – application permitted.

- 4.3 Outline application for the erection of buildings for non-food retail use and formation of car parking – reference 99/02827/OUT – application withdrawn.
- 4.4 Retention of existing hand car wash – reference 16/00832/COU – application permitted.
- 4.5 Outline application for Petrol Filling Station, convenience store and A1/A3 drive thru - reference 17/05273/OUTMAJ - resolution to grant subject to Gypsum Report and Conditions. – Still awaiting Gypsum report.

## **5.0 NATIONAL & LOCAL POLICY**

### **5.1 National Planning Policy**

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

### **5.4 Core Strategy**

Policy C1 Inclusive communities

Policy EQ1 Reducing risks to the environment

Policy EQ2 The natural and built environment and green belt

Policy JB1 Supporting the Harrogate District economy

Policy JB3 Land for jobs and business

Policy SG1 Settlement Growth: Housing Distribution

Policy SG2 Settlement Growth: Hierarchy and limits

Policy SG4 Settlement Growth: Design and Impact

Policy TRA1 Accessibility

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

Policy A7 Unstable Land

Policy C2 Landscape Character

Policy C9 Special Landscape Areas

Policy E2 Retention of Industrial/Business Land and Premises

Policy E4 New Industrial/Business Allocations

Policy H5 Affordable Housing

Policy HD3 Control of development in Conservation Areas

Policy HD11 Townscape and Environmental Improvement

Policy HD13 Trees and Woodlands

Policy HD20 Design of New Development and Redevelopment

## **5.6 Ripon Neighbourhood Plan**

Policy A1 Sustainable Development

Policy A2 Landscape Character

Policy H3 External Lighting

Policy G2 Footpaths and public rights of way

Policy G3 Cycling

Policy E1 Density and Size of New Market Homes

- 5.7 The Neighbourhood Plan has now been confirmed, or 'made', and these policies carry the full weight of development plan policies.

## **5.8 Emerging Local Plan 2019**

- 5.9 The emerging Harrogate Local Plan is a material consideration in the determination of planning applications. Those emerging policies relevant to this application are:

Policy CC1 Flood Risk and Sustainable Drainage

Policy CC4 Sustainable Design

Policy GS2 Growth Strategy to 2035

Policy GS3 Development Limits

Policy GS4 Supporting the District's Economy

Policy GS6 Sustainable Development

Policy GS7 Health and Wellbeing

Policy HP2 Heritage Assets

Policy HP3 Local Distinctiveness

Policy HP4 Protecting Amenity

Policy HS1 Housing Mix and Density

Policy HS2 Affordable Housing

Policy NE3 Protecting the Natural Environment

Policy NE4 Landscape Character

Policy NE5 Green Infrastructure

Policy NE7 Trees and Woodlands

Policy NE9 Unstable and Contaminated Land

Policy TI1 Sustainable Transport

Policy TI3 Parking Provision

Policy TI5 Telecommunications

#### **5.10 Supplementary Planning Documents**

Landscape Character Assessment of Harrogate District

Residential Design Guide

House Extensions and Garages Design Guide

Provision for Open Space in Connection with New Housing Development

#### **5.11 Other material policy considerations:**

Planning Practice Guidance

Economic Growth Strategy for the Harrogate District (2017-2035)

### **6.0 CONSULTATIONS**

**6.1 DCS - Open Space** – Off-site financial contributions are sought. 37 dwellings will generate a requirement of £61,994.78 for off-site open space provision, to be secured through a s106 agreement.

**6.2 Yorkshire Water** – The Flood Risk and Drainage Assessment prepared by Weetwood (Report dated October 2018) is generally acceptable. No objection, subject to conditions.

- 6.3 **NYCC Highways And Transportation** - Highways Officer considers the changes proposed to the roundabout will make an improvement to the existing situation. No objection subject to conditions, including the roundabout improvements.
- 6.4 **Housing Department** - The proposed revised layout plan does not identify the affordable homes, but there are sufficient of each type to make the necessary provision and also to integrate them with the market housing. The Housing officer response of July 2019 stated 40% on-site provision would be sought, however, more recent telephone discussions have confirmed 30% on-site provision would now be required in line with the Emerging Local Plan policy.
- 6.5 **County Education Officer** – Require a financial contribution of £71,864.57 towards Holy Trinity Junior School. No secondary education provision is sought.
- 6.6 **Police Architectural Liaison Officer** – Recommendations made to clarify matters, for example: Unclear access to rear garden of Plot 15, remote parking, lighting to car park for commercial units, secure cycle storage for commercial units, security lighting for commercial units. These matters to be addressed through condition.
- 6.7 **Economic Development Officer (EDO)** – Initial objection to the loss of the whole site from commercial use and lack of marketing / demand analysis.
- 6.8 Response following receipt of additional information - Whilst we appreciate the conclusions of the applicant's Viability Analysis, which our Strategic Estates Surveyor has confirmed seem reasonable, and accept that the redevelopment of the whole site for employment uses may not be viable, the applicants themselves state that there would be demand for some small industrial units on this site.
- 6.9 There is a real lack of employment land provision across the Harrogate district. From discussions with local property agents, as well as enquiries to the Council's Estates team, it is clear that demand for B-class units across the district, and in Ripon itself, remains high.

- 6.10 Following the revised layout which incorporates serviced plots for B1c use class, The EDO recognises this will be of benefit to the district's economy but would still prefer to see more of the site retained for employment. A condition is recommended to ensure that the business element of the development is completed prior to, or alongside the residential units. This would help to eliminate the risk of non-delivery of the commercial element.
- 6.11 **Principal Building Control Officer** - Planning permission should only be granted conditionally and subject to the provision of a suitable, satisfactory, ground investigation report and the provision of a ground stability declaration form and mitigating measures, provided by professionally acknowledged experts in that field.
- 6.12 **Environmental Health (EHO)** – Initial objection raised due to potential noise conflict between Ripon Land Rover and new residential occupiers. Therefore, a Noise Impact Assessment was required.
- 6.13 Latest response, June 2019 – The EHO advises that they accept that with mitigation to reduce the adverse effect upon proposed residential premises, noise should not be a reason for refusal but that conditions should be applied to ensure that mitigation measure recommended are incorporated into any future development.
- 6.14 **Estates Manager** - No comments received.
- 6.15 **Ripon Civic Society** – Objects to the 100% use of the site for residential development, there is real demand for small and medium employment units. The former railway buildings should be retained, the layout is too suburban and an urban code for the design should be imposed. The scheme should include a convenience store. There should be a landscaping scheme for this key gateway site.

## **7.0 VIEWS OF THE PARISH COUNCIL**

- 7.1 Ripon City Council – Supports the application.

## **8.0 OTHER REPRESENTATIONS**

- 8.1 There have been 3 site notice consultations during the course of this application, the original one in Nov 2018; a second consultation in Feb 2019 following additional reports and layout changes; and a third one in July 2019 following the introduction of serviced employment plots and reduction in dwelling numbers.
- 8.2 5 representations have been received, 4 following the original site notice consultation in November 2018 and 1 following the most recent revised layout in July 2019. In summary, the points raised are summarised below:
- Disappointing the site will no longer be commercial
  - There is very little in the way of commercial premises in Ripon, perhaps the site could be redeveloped to include small / medium premises
  - The original railway buildings should be retained and reused
  - No objection to the principle of the scheme but the mini roundabout junction arrangement is not safe, this needs redesigning
  - The station platform wall by 16-22 Station Drive should be retained to ensure adequate screening
  - Power Plastics wrote in support of the scheme, they used to operate from one of the buildings on site and due to noise complaints from residents and subsequent enforcement action, the firm relocated. They consider a residential reuse of this site is a sensible option.
  - The distance shown on the July 2019 layout from 36A Station Drive is not correct.

## **9.0 ASSESSMENT**

### **9.1 Main Issues**

- Loss of Employment Land
- Housing Land Supply
- Planning Obligations
- Impact on the Character and Appearance of the Area
- Amenity – impact on existing and proposed residents
- Highways
- Trees



- Ecology
- Railway Reinstatement
- Unstable Land

## 9.2 **Sustainability**

- 9.3 The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: social, environmental and economic.

## 9.4 **ECONOMIC SUSTAINABILITY**

- 9.5 At the heart of the NPPF is a presumption on favour of sustainable development. This means that development proposals which accord with the development plan should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

- 9.6 In accordance with the NPPF, the Council will seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact are required to be considered.

- 9.7 The provision of serviced plots for B1c use will create employment opportunities and Policy Officers have confirmed that this would not have a policy conflict with either the adopted Local Plan or the emerging Local Plan.

## 9.8 **Loss of Employment Land**

- 9.9 The proposal will result in the loss of existing commercial land and premises. The adopted Local Plan Policy E2 seeks to retain business land and premises for employment use.

- 9.10 In a recent appeal decision (APP/E2734/W/18/3200099) at the Topseal site in Harrogate, an Inspector confirmed that Policy E2 seeks to protect employment land. The application at Hutton Bank has therefore been considered against this policy and the applicants were required to submit further information in relation to the loss of employment at Hutton Bank. This included an up-to-date analysis of the supply and demand for similar sites. This information was assessed by the Council's Economic Development Team and found to be reasonable.
- 9.11 Policy E2 states that other uses will not be permitted unless: the continued use of the site for industrial/business purposes would cause unacceptable planning problems: or the site is allocated for another purpose in the plan: or the site is in a town centre and the proposed use or mixture of uses would add to the centres vitality and viability without harming the supply of employment land or premises.
- 9.12 None of the above criteria is applicable in this instance, although the applicants have identified that businesses have moved from the site due to conflict with residential neighbours.
- 9.13 The focus of the 2019 NPPF is different to Policy E2, in its emphasis towards the provision of housing. The NPPF notes at Paragraph 121 that LPAs should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites, and would be compatible with other policies in this Framework.
- 9.14 Policy JB3 of the Core Strategy relates to the provision of land for jobs and business and indicates that from 2005 to 2021, a good range and mix of employment sites will be maintained and enhanced, and provision made for some 45 hectares of land for employment land. This will be achieved through:

- a) The development of land already committed for employment use in the employment sub areas which includes 8.95ha in Knaresborough.
- b) The provision of new employment land in a number of locations, which includes 5ha within Harrogate
- c) The protection and improvement of best and good quality sites for employment use.
- d) Maintaining an appropriate mix of sites and premises to ensure adequate provision for small and medium sized enterprises.

- 9.15 The thrust of this policy relates to the provision of key employment sites and the maintenance of the best quality employment land. However, this policy does not indicate that planning permission will not be granted for the redevelopment of sites or premises suitable for small and medium sized enterprises or even that they will be protected. It simply requires that an appropriate mix of sites and premises will be maintained. This policy therefore does not preclude the proposed development.
- 9.16 It is noted that the site has been the subject of a feasibility assessment which indicates that a 100% employment scheme for this site would be financially unviable. This is partly due to the cost of dealing with the unstable ground (gypsum) on the site and the lower yields associated with an employment use.
- 9.17 The adopted Local Plan allocations of parts of the site for retail warehousing and employment use are acknowledged to be out of date. Additionally, the site, whilst currently providing some employment opportunities, is not considered by the Council to be a key economic site. This is demonstrated by it not being allocated for employment use in the emerging Local Plan 2019. It is considered however, as set out in the Economic Development Officer's response, that the continued loss of small and medium employment sites and buildings would cumulatively be detrimental to the district's economic sector.

- 9.18 Therefore, there are two competing policy aims: firstly, to maintain the commercial land, if it was considered key to the economic sector and secondly, to use industrial land to bolster housing supply in areas of high demand. Whilst the Council can demonstrate a five year housing land supply, sites will need to keep coming forward to maintain it. Such an approach is tempered by the comments of the Economic Development Officers, who have identified that there would be some demand for small industrial units on this site. Economic Development Officers consider there is a real lack of employment land provision across the Harrogate district. From discussions with local property agents, as well as enquiries to the council's Estates team, it is clear that demand for B-class units across the district, and in Ripon itself, remains high.
- 9.19 With this in mind the applicants submitted changes to the scheme to incorporate serviced employment plots (use Class B1c) on the site. The layout plan before the Committee shows 6 units can be accommodated as well as 37 residential dwellings. It is considered that whilst there will still be a loss of employment land across the site as a whole, the provision of serviced plots will help maintain a supply of land for employment into the future. The scheme is considered to accord with up-to-date policies within the NPPF.
- 9.20 The emerging Local Plan does not allocate the site for any particular land use. Policy EC1 does still resist the redevelopment of non-allocated employment sites for non-employment uses. In considering alternative uses the policy sets out that the following will be considered:
- E) Impact on the quality and quantity of employment land supply;
  - F) Ability to accommodate smaller scale requirements;
  - G) Details of active marketing;
  - H) Viability of employment development;
  - I) Amenity considerations;
  - J) Planning problems of the continued use of the site for employment.

- 9.21 Assessing the application as a whole in terms of: site specifics, the information submitted by the applicants and the mixed use proposal; officers consider that the considerations set out in emerging Local Plan policy EC1 have been met.
- 9.22 The adopted Ripon Neighbourhood Plan shows, within its community action proposal B2, the site for employment purposes. However, this is an aspiration and not an adopted policy with the neighbourhood plan. If it were a policy then there would be conflict with the emerging Local Plan 2019 as that does not allocate the site for a specific land use. The loss of some of the site from an existing employment use is therefore not in conflict with the adopted Neighbourhood Plan.
- 9.23 The proposed development will provide jobs and investment into the local economy during the construction phase, as well as continuing investment into the local economy from future occupiers, over the life of the development. Given the scale of the development, it is considered that the impacts on the economy of the District as a whole would be relatively modest. Nevertheless, the economic impacts constitute a positive impact which should be given some weight in the assessment of the proposal.

#### **9.24 SOCIAL SUSTAINABILITY**

##### **9.25 Housing Land Supply**

- 9.26 Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application. The policies within the adopted Local Plan in so far as they relate to the supply of housing are considered to be out of date and can be given no more than limited weight.
- 9.27 The NPPF is a material consideration which at paragraph 11 requires local planning authorities:
- (c) to approve development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:

(i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.28 At paragraph 48 it further advises Local planning authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

9.29 The emerging Harrogate District Local Plan was the subject of a public examination in January following which the Inspector has written to the Council recommending that a number of sites be deleted from the Plan and that additional sustainability appraisal work is undertaken. The Local Plan satisfies Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness in the NPPF. All the policies in the emerging Local Plan can now therefore be given significant weight, they cannot however be given full weight until the document is adopted which is expected towards the end of the year.

9.30 Material to the consideration of this application is the emerging Local Plan and the 5 year land supply position. The Council's emerging Local Plan makes

allocations of land and sets development limits to meet the housing needs of the district to 2035. Sites have been identified as allocations in the emerging Local Plan as those that best deliver the Plan's growth strategy. Development should therefore be directed toward these sites, and proposals coming forward on other sites outside the development limits are unlikely to be viewed favourably.

- 9.31 In regard to 5 year land supply the Council has a healthy land supply position, currently 6.89 years when compared against the housing requirement, with an appropriate buffer. The need to approve schemes which are not on sites allocated in the emerging local plan and outside development limits is therefore diminished.
- 9.32 This application will provide new housing within the development limit of Ripon as shown on both the adopted and emerging Local Plan proposals maps. It is a brownfield site within the development limits of a main service settlement and will therefore provide housing in a sustainable location, close to a wide range of facilities and services.
- 9.33 Ripon is identified within the adopted Core Strategy Policy SG2 as a group 'A' settlement and as such is expected to form the main focus of urban growth in the District. Ripon is similarly identified as a Main Settlement in Policy GS2 of the emerging Local Plan and as such will continue to be a main focus of growth. Such a role is considered consistent with the NPPF in terms of sustainable locations for growth.
- 9.34 NPPF Paragraph 68 c) highlights the important contribution small and medium sized sites can make to meeting the housing requirements of an area and to promote the development of a good mix of sites LPAs should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 9.35 NPPF paragraph 118 identifies that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and support appropriate opportunities to

remediate despoiled, degraded, or unstable land. The NPPF paragraph 118 goes to seek decisions to promote and support the development of under-utilised land and buildings especially if this would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

- 9.36 Overall, as set out above, the provision of 37 dwellings on this site is considered acceptable and in line with National and Local Planning Policies.

### **9.37 Planning Obligations**

- 9.38 Affordable Housing – The Housing Officer and Policy Team have confirmed that the emerging Local Plan policy HS2 for affordable housing is the most appropriate policy to apply for this scheme. This is due to the significant weight which the Council is now able to give to the emerging Local Plan. As the site is brownfield land, the on-site requirement is now 30%. The submitted layout plan does not show which dwellings will be affordable, however, the Housing Officer is comfortable that there is an adequate mix of units to satisfy acceptable affordable housing provision across the site. The detail will be secured through a s106 agreement.

- 9.39 The applicants have suggested that the level of affordable housing provision is subject to viability. At this time, nothing has been submitted to justify a reduction below 30% on site provision.

- 9.40 Education – NYCC Education has advised that a contribution of £71,864.57 is required towards primary school provision. This is calculated upon an anticipated need for 5.3 new school places from the proposed number of properties, requiring an amount of £13,596 per place. No contribution is sought towards secondary school provision.

- 9.41 Commuted Sums / Open Space – A commuted sum calculation will be required. A revised calculation based on the reduced residential element of 37 dwellings has been provided and sets out that £61,994.78 will be required for off-site open space provision. This financial contribution together with an on-site open space maintenance arrangement will be secured through a s106 agreement.



## **9.42 ENVIRONMENTAL SUSTAINABILITY**

### **9.43 Impact on the Character and Appearance of the Area**

9.44 The site is currently vacant land and buildings, with a hand car wash being operated at the far end of Hutton Bank. The site used to be on the main road through to the A1 but Hutton Bank has become a cul-de-sac due to road realignment for the Ripon by-pass. It is currently unattractive and in need of improvement.

9.45 The site is adjacent to, but outside the Ripon Conservation Area and the Special Landscape Area designation in the adopted local plan policy C9. Within the Ripon Conservation Area Appraisal the adjacent CA is characterised as Victorian Suburbs with dwellings along Ure Bank of note. The land between the site and the River Ure are acknowledged as an important open space as are the views from Ure Bank towards North Bridge.

9.46 There is potential for the scheme to have a detrimental impact on the adjacent Conservation Area and views, if the detailed design and landscaping are not appropriate. However, there is also the potential for enhancement of this area through high quality materials and well placed landscaping and trees. This will be an important consideration at any Reserved Matters stage and conditions at this outline stage will be used to ensure careful mitigation and enhancement.

9.47 It is noted that the layout plan submitted shows an area of open space on the site nearest the mini roundabout. This would enable new, high quality landscaping to improve this gateway into Ripon. The detail of the landscaping would be required at the Reserved Matters stage.

9.48 The proposals are considered to meet the requirements of the NPPF, the Local Plan and Ripon Neighbourhood Plan Policy A2.

### **9.49 Amenity - impact on existing and proposed residents**

9.50 Amenity concerns relating to the new residential dwellings and the existing Land Rover garage were raised by the Environmental Health Officer (EHO) earlier on in this application. Further detailed monitoring and noise reports

have been submitted by the applicants. The EHO is satisfied that the impact on residential amenity will not cause undue harm.

- 9.51 The EHO has confirmed that the location of the new serviced plots and the type of uses (B1c) is compatible with residential neighbouring properties. The layout plan submitted shows new planting between the dwellings and the business units to provide a visual screen.
- 9.52 Adopted Core Strategy Policy SG4 advises amongst other criteria for development to be integrated with and complementary to local spatial qualities as well as being appropriate to form and character, protecting and enhancing visual, residential and general amenity. Adopted Local Policy HD20 sets out design advice and requires new development to make a positive contribution to the spatial quality of the area, and their siting and design should respect the area's character and layout, and the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 9.53 The submitted plan seeks approval for the layout which includes the location of the employment plots and dwellings. The scale of the dwellings will be finalised as part of reserved matters so there is potential for the width and depth of the buildings to change; but this will be limited. The layout shows an efficient use of the site in terms of density which is in line with the NPPF guidance.
- 9.54 Due to orientation and position of plots 13, 21 and 22 there is no minimum privacy distance required in the Council's SPG House Extensions Design Guide. Whilst there will not be undue impact on overlooking or overshadowing, a condition to allow no gable windows in these plots will ensure this is maintained.
- 9.55 A representation raised the inaccuracy of the measurement on the layout plan between plot 22 and 36A Station Drive. This is because 36A has built a rear single storey sun room which is not shown on the layout plan. Nevertheless, the orientation and off-set position of plot 22 is not considered to compromise residential amenity for 36A.

9.56 The proposals are considered to meet the requirements of the NPPF, Local Plan Policy HD20 and Core Strategy Policy SG4.

#### **9.57 Highways**

9.58 Core Strategy Policy SG4 requires the travel impact of any scheme should not add significantly to any pre-existing problems of access, road safety or traffic flow and should have been fully addressed in accordance with the transport policies of the Core Strategy.

9.59 Core Strategy Policy TRA1 seeks to reduce the need for travel and also improve accessibility to jobs, shops, services and community facilities. This is through focussing new development within the District's main settlements and larger villages. As previously stated above, in terms of the site's location, it is considered in compliance with the main aims of the Transport Policies of the plan.

9.60 The ability to provide a safe highways access was key to the acceptability of the principle of the proposed uses. The existing mini roundabout and adjacent junction are confusing at present and this is with limited uses on Hutton Bank. The introduction of additional traffic flows would, without highways improvements, be unacceptable. The improvements to the mini roundabout were resolved as part of the recent petrol filling station application for this site. This same solution is proposed as part of the application before the Council now. NYCC Highways officers have confirmed they support the scheme as proposed, subject to conditions.

#### **9.61 Trees**

9.62 The layout shows a number of opportunities within the site for new tree planting which will be detailed at the reserved matters stage. The Arboricultural Officer has no objection to the proposed scheme in terms of impact on trees, subject to conditions. The application is therefore considered in line with adopted Local Plan Policy HD13.

#### **9.63 Ecology**

- 9.64 The site is brownfield and of low ecological value. There is bat roosting potential within buildings being demolished but the Ecology officer considers these can be mitigated through a condition for an enhancement scheme.
- 9.65 There are notable habitats near the site by the River Ure and there is a significant bat roost present at North Bridge. The level of light pollution from the junction improvements and the proposed on site uses will be conditioned to will ensure the proposals are not detrimental to the ecology of surrounding areas, in line with European Legislation, National and Local Policies.

## **10.0 OTHER MATTERS**

- 10.1 **Railway reinstatement** – The Adopted Local Plan proposals map shows an area partly running along the line of the original railway for a foot/cycle route. Whilst the reinstatement of the line is currently uncertain, the Council seeks to protect this route in the long term. The route does not pass through the application site so the scheme does not conflict with this designation. The emerging Local Plan 2019 shows safeguarded routes for potential reinstatement. These routes are not near the application site and so is not a consideration for this application.
- 10.2 **Unstable Land** – The site is located in an area of Ripon with underlying Gypsum. As defined in the Local Plan, the site lies within 'Area C' on the Guidance Map for Potential Subsidence Arising from Gypsum Dissolution in Ripon.
- 10.3 The applicants have submitted a Phase 1 Geo-Environmental Appraisal by Patrick Parsons. This notes, in relation to geotechnical risks that known sinkholes are present and that rafting foundations are the likely design solution for new buildings. In the case of this site, detailed ground investigation will be required and the ground stability report will be required to be signed off by a competent person.
- 10.4 Officers recognise the costs associated with such a detailed report, so if members are minded to approve this application the decision would be to defer the decision subject to a satisfactory Gypsum study being completed.

## 11.0 PLANNING BALANCE & CONCLUSION

- 11.1 This proposal will provide redevelopment of a previously developed site in a sustainable location. It will maintain job opportunities to support the Harrogate District economy and provide new dwellings within the existing development limit of a main settlement. Affordable housing will be provided on-site, together with on-site and financial contributions towards off site open space enhancement.
- 11.2 It is acknowledged that there will still be some loss of an existing employment site and this factor weighs against the scheme in terms of economic sustainability. However, the existing buildings are vacant and a marketing supply and demand analysis has been carried out; the loss of part of the site for housing is not considered as so significant to the district's economy to warrant refusing the application. Additionally, the NPPF identifies that employment land should be developed for residential purposes, in areas of high demand, provided that this would not undermine key economic sectors.
- 11.3 Suitable conditions will control the mitigation of potential ecology concerns regarding light pollution. Landscaping improvements and high quality design and materials will be controlled through the reserved matters process.
- 11.4 There is no conflict with National or local policy, no harm to highway safety and no other material planning considerations that would warrant refusal of this proposal.

## 12.0 RECOMMENDATION

- 12.1 That the application be **DEFERRED and APPROVED** subject to a satisfactory Gypsum report, conditions and a S106 Agreement.
- 12.2 The s106 agreement will cover:
- Provision of 30% on site affordable housing;
  - A financial contribution of £61,994.78 for off-site open space and on-site open space maintenance agreement;
  - A financial contribution of £71,864.57 for education provision;

- Arrangements for the provision and marketing of the serviced employment plots.

**Recommended 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) scale.

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.
- 2 Application for approval of the reserved matters shall be made available to the local planning authority no later than 3 years from the date of this permission. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 3 The access and layout of the development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:
 

Proposed Site Layout Plan by Neiman Architects - 3081-0-001 Rev K

Proposed Site Access and Highway Improvements Plan by Cora - 001 Rev B
- 4 The employment plots shown on the proposed layout plan shall be restricted to Use Class B1c for the lifetime of the development.
- 5 No windows are allowed on the western facing gable of plots 13, 21 and 22 of the proposed layout plan.
- 6 Construction activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank Holidays.
- 7 a) Before the occupation of the first dwelling a scheme detailing the facilities that will be provided for charging electric vehicles and other ultra-low emission

vehicles shall be submitted to and approved in writing by the Local Planning Authority.

b) Before any of the employment plots are 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.

c) 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.

- 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.

- 9 Before the development is first brought into use all works which form part of the sound attenuation scheme as specified in the Noise Report dated May 2019 Reference DC3010-R1v3 May 2019 produced by Dragonfly :-

a) shall be completed; and

b) written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to and approved in writing by the local planning authority.

If it cannot be demonstrated that the noise levels specified in the aforementioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the local planning authority incorporating further measures to achieve those noise levels.

All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.

- 10 Bat emergence surveys must be undertaken of buildings 1 and 3 during the main bat activity period (between May and September inclusively). The survey report, together with any mitigation proposals must be submitted for the written agreement of the local planning authority alongside the submission of any reserved matters application or prior to any demolition of buildings on site, whichever is the sooner.
- 11 A Construction Environmental Management Plan (Biodiversity) must be submitted for the written agreement of the local planning authority alongside the submission of any reserved matters application.
- 12 An Ecological Mitigation and Enhancement Scheme including details of native tree, scrub and wildflower planting and the provision of bat and swift bricks must be submitted and agreed by the LPA prior to the determination of any reserved matters application. (this scheme may be incorporated within the site landscape management plan).
- 13 A lighting scheme must be submitted to and agreed by the LPA prior to the determination of any reserved matters application. The scheme will provide details of:
  - a) highways lighting on the improved roundabout,
  - b) residential street lighting and
  - c) lighting on the commercial premises.
- 14 a) No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Brooks Ecological Tree Report dated June 2017 and drawing D- 3628-03 Tree Protection Plan) 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.

- b) The developer shall maintain such fences until all development the subject of this permission is completed.
- 15 a) No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place.
- b) The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 16 No phase of the development shall take place until detailed drawings have been submitted to, and approved by the Local Planning Authority showing how surface water will be managed during the construction phases.
- 17 Prior to the commencement of any soil stripping or foundation works to any of the buildings, drawings shall be submitted to, and be agreed by the Local Planning Authority in consultation with the Lead Local Flood Authority and Yorkshire Water, showing details of the proposed surface water drainage strategy. No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include:
- (a) peak flow rates of discharge to the public sewer network, rate to be agreed with Yorkshire Water.
- (b) a drainage system designed with sufficient on site attenuation so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, plus

an allowance of 40% to account for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows off site.

(c) full hydraulic calculations to confirm attenuation storage requirements

(d) proposed control measures to manage pollution from vehicle parking and hard standing areas if required.

(e) an exceedance flood routing plan which shall demonstrate where flooding could potentially occur if the designed drainage systems were to be exceeded or fail for any reason including rainfall in excess of the 1 in 100 year event. The routing map should indicate direction of flood flows, highlighting areas that could flood and to what depth. The plan must demonstrate that exceedance flows will not cause risk or flooding to property/people on or off site.

(f) details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development including:

(i) details to demonstrate how the maintenance of any privately managed surface water drainage systems will be funded for the lifetime of the development,

(ii) details of the organisation appointed to undertake future management and maintenance of the private surface water drainage systems on behalf of the residents, including full contact details and to whom will be responsible for appointing a new maintenance contractor if the existing company fails in its duties for any reason, or ceases to exist,

(iii) drawings showing any surface water assets that will not be maintained at public expense,

(iv) a maintenance & operation manual for the privately managed surface water drainage systems itemising the tasks to be undertaken and frequency required,

(v) a plan clearly showing the extent of the land ownership along with easements and rights of way for access to carry out maintenance on third party land if required.

(vi) physical access arrangements in perpetuity, and

(vii) written confirmation that the management & maintenance of any privately managed/maintained communal drainage systems not adopted by a public organisation will be written into the deeds for each house with any new owners or future owners required to formally acknowledge their maintenance responsibility. A copy or copies, as applicable, of the deeds shall be submitted to the Local Planning Authority prior to the initial occupation of the dwelling, or dwellings, to which they relate (in the case of identical deeds other than property address details, a single copy with a list of the properties so covered by the general terms of the deeds).

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

19 There will be no excavation or other ground works, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

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

(a) the proposed highway layout including the highway boundary

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

(c) visibility splays

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

- (e) accesses and driveways
  - (f) drainage and sewerage system
  - (g) lining and signing
  - (h) traffic calming measures
  - (i) all types of surfacing (including tactiles), kerbing and edging.
- (2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
- (a) the existing ground level
  - (b) the proposed road channel and centre line levels
  - (c) full details of surface water drainage proposals.
- (3) Full highway construction details including:
- (a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - (b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - (c) kerb and edging construction details
  - (d) typical drainage construction details.
- (4) Details of the method and means of surface water disposal.
- (5) Details of all proposed street lighting.
- (6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- (7) Full working drawings for any structures which affect or form part of the highway network.

(8) A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details.

- 20 No dwelling or commercial unit 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 building of the development is occupied.

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

b) The works shall be implemented in accordance with the approved details and programme.

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

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

(ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.

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

The required highway improvements shall include:

a. Improvements to the Hutton Bank roundabout as per drawing number 001 Rev B Proposed Site Access and Highway Improvements by Cora

23 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 22:

a. Improvements to the Hutton Bank roundabout as per drawing number 001 Rev B Proposed Site Access and Highway Improvement by Cora

24 a) No dwelling shall be occupied and no commercial unit brought into use until the related parking facilities have been constructed in accordance with the approved drawing site plan.

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

25 a) 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.

b) 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.



- 26 There will 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 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 use of the plots for acceptable employment use
- 5 To retained amenity for neighbouring residents on Station Drive.
- 6 In the interests of amenity for neighbouring residents.
- 7 To ensure the development is in line with NPPF.
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 9 In the interests of residential amenity for the future occupiers of the development.
- 10 To ensure appropriate mitigation for bats (which are European Protected Species) can be incorporated into the final scheme, and conditioned if required, prior to the determination of reserved matters.
- 11 To ensure that harm to protected species and to retained vegetation and habitats is avoided during construction and site preparation and clearance.

- 12 To provide ecological mitigation and improvements in accordance with NPPF.
- 13 In the interests of residential amenity on the site and neighbouring properties and to protect disturbance to the bat roost on North Bridge.
- 14 To ensure protection of trees on site during construction.
- 15 To ensure protection of trees on site during construction.
- 16 To ensure surface water is properly managed through the construction phases of the development.
- 17 To ensure the site is properly drained for the lifetime of the development.
- 18 In the interest of satisfactory and sustainable drainage.
- 19 In the interests of highway safety
- 20 To ensure safe and appropriate access and egress to the buildings, in the interests of highway safety and the convenience of prospective residents/users.
- 21 In the interests of highway safety.
- 22 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 23 The interests of the safety and convenience of highway users.
- 24 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.
- 25 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 26 In the interests of highway safety and the general amenity of the area.

## **INFORMATIVES**

1 Section 278 Agreement -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.

2 Any supply issues can be resolved under the provisions of the WI Act 1991.

The developer should note that a private water supply pipe runs through the development site and building control/permission will need to be sought from the appropriate owners to divert/disconnect it.

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

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Case Officer: Alex Robinson

Expiry Date: 22 February 2019

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**Case No.** 19/01103/FUL

**Item No. 03**

**Location:** Juniper Grove Development, Juniper Grove, Ripon.

**Proposal:** Erection of 7 no. dwellings in lieu of 4 no. approved dwellings on plots 20-23 and 1.no car port with associated hardstanding and landscaping works.

**Applicant:** Mandale Homes Ltd

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

Reason for report: This application is to be presented to the Planning Committee after a request by Councillor Chambers on the grounds that the application is of a controversial and sensitive nature. Points raised include the abandonment of the construction of promised light industrial units in favour of more 'high-end' dwellings and cramming affordable houses into an area which will not afford them any real amenity. There are also concerns regarding the capacity of the drainage/sewage system. Adjoining residents already report incidents of gardens flooding often with accompanying sewage detritus. Unplanned alterations to the site are already having a detrimental effect on the amenity of adjoining residents (overlooking and overbearing).

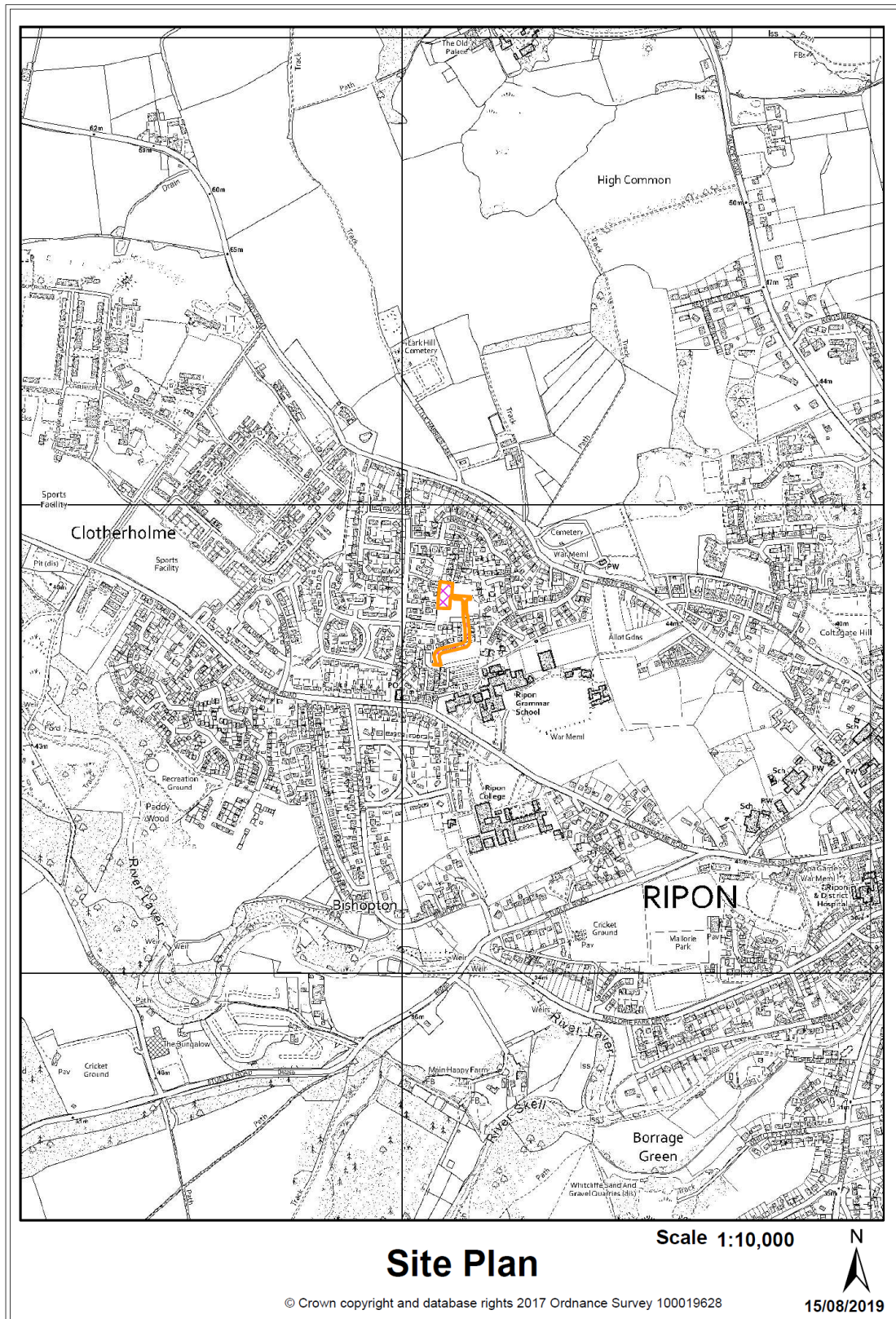
## **SUMMARY**

The proposal accords the policies of the development plan that are up-to-date, and those that are emerging. The benefits arising from the additional dwellings on this existing residential development site and the reduced size of properties outweigh any adverse impacts. It is therefore recommended that approval of the application be granted, subject to the conditions attached and the completion of the Section 106 Legal Agreement.

**RECOMMENDATION: Defer and Approve subject to conditions and a S106 Agreement**







## **1.0 SITE DESCRIPTION**

- 1.1 This application relates to the north-west corner of the Juniper Grove residential development that otherwise has been constructed on this former industrial estate. The area of the site in question lies to the east of 26a, 34 and 40 Lark Lane and to the south of 26 Lark Hill Drive.
- 1.2 The existing permission provides for four detached dwellings (plots 20-23) at this part of the site, that otherwise comprises a further thirty-two dwellings and eight industrial units.
- 1.3 The four dwellings comprise 4-bed properties of 126sq.m floor area; two with integral garages and two, those closest to the Lark Lane boundary, of larger habitable accommodation as they have detached car ports. The finished floor levels of those on plots 20 and 21 to the east of 26a Lark Lane was shown as being 48.85m AOD while those to the east of 34 and 40 Lark Lane were shown as being 350mm lower.
- 1.4 On the remainder of the site there are detached houses in the form of seven 126 sq.m. 4-bed houses, two 4-bed houses of 112 sq.m floor area, and sixteen 3-bed of 95.1sq.m floor area. There are also two pairs of semi-detached houses and a terrace of three, all of which are 3-bed properties of 83.5 sq.m floor area.
- 1.5 Part of the site lies within an area of land affected by gypsum dissolution.

## **2.0 PROPOSAL**

- 2.1 Instead of the four four-bed dwellings it is proposed to increase the number of the 95.1sq.m bed dwellings by seven; a detached dwelling with car port to the east of 26a Lark Lane with a pair of semi-detached properties beyond. To the east of 34 and 40 Lark Lane a terrace of four dwellings is proposed. All properties have frontage parking. Finished floor levels are unchanged.
- 2.2 This house type as a detached dwelling has to one side a landing window and to the other side a ground floor additional window to a dining room and a first



floor bathroom window; the sole detached house proposed has the latter side elevation towards 26a Lark Lane. As a terrace it is the landing window elevation that is outer most on the end terrace properties.

### **3.0 APPLICANT'S SUPPORTING INFORMATION**

3.1 The application is supported by the following documents;

- Biodiversity checklist
- Construction Management Plan
- Drainage details
- Geotechnical Ground Stability and Geoenvironmental Interpretative Report

### **4.0 RELEVANT HISTORY**

- 4.1 16/05603/FULMAJ - Erection of 36 dwellings with associated car parking and 8 light industrial units with associated parking spaces, vehicular access and demolition of existing industrial buildings. Approved 30.11.2017.
- 4.2 17/05396/DVCMAJ - Variation of conditions 2 (Approved Plans), 3 (Pre-commencement), 4 (Contaminated land), 12 (External materials) and 6 and 8 (Surface Water Drainage), of permission 16/05603/FULMAJ to allow for revised scheme including increased height of light industrial units, minor alteration to house types and layout, use of artificial stone in lieu of brick, removal of need for bat emergence survey, submission and approval of a remediation scheme, and approval of phasing plan, photographic record, ecological mitigation and enhancement, Construction Management Plan, surface water, and highway details post commencement of development. Approved 18.05.2018.
- 4.3 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. Approved 13.12.2018.

- 4.4 19/00614/FUL - Erection of timber car ports to Plots 13, 14, 21 and 22. Approved 26.04.2019.
- 4.5 19/00671/FUL - Formation of a visitor parking area. Approved 24.05.2019.
- 4.6 19/02855/DVCMAJ - Variation of condition 5 (Flood Risk Assessment) for an amended Flood Risk Assessment of planning permission 18/04160/DVCMAJ. Pending decision at the time of writing.
- 4.7 19/00626/FULMAJ - Use of approved light industrial units (Use Class - B1) as 14 no. dwellings with fenestration changes, bin storage area and covered cycle store. Pending decision at the time of writing.

## **5.0 NATIONAL & LOCAL POLICY**

### **5.1 National Planning Policy**

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

### **5.4 Core Strategy**

Policy C1 Inclusive communities

Policy EQ1 Reducing risks to the environment

Policy EQ2 The natural and built environment and green belt

Policy SG1 Settlement Growth: Housing Distribution

Policy SG2 Settlement Growth: Hierarchy and limits

Policy SG4 Settlement Growth: Design and Impact

Policy TRA1 Accessibility

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

Policy A7 Unstable Land

Policy H5 Affordable Housing

Policy HD20 Design of New Development and Redevelopment

## **5.6 Ripon Neighbourhood Plan**

Policy A1 Sustainable Development

Policy A3 Skyline

Policy E1 Density and Size of New Market Homes

- 5.7 The Neighbourhood Plan has now been confirmed, or 'made', and these policies carry the full weight of development plan policies.

## **5.8 Emerging Harrogate District Local Plan**

- 5.9 The emerging Harrogate Local Plan is a material consideration in the determination of planning applications. Those emerging policies relevant to this application are:

Policy CC1 Flood Risk and Sustainable Drainage

Policy CC2 Rivers

Policy CC3 Renewable and Low Carbon Energy

Policy CC4 Sustainable Design

Policy GS1 Providing New Homes and Jobs

Policy GS2 Growth Strategy to 2035

Policy GS3 Development Limits

Policy GS6 Sustainable Development

Policy GS7 Health and Wellbeing

Policy HP3 Local Distinctiveness

Policy HP4 Protecting Amenity

Policy HS1 Housing Mix and Density

Policy HS2 Affordable Housing

Policy NE9 Unstable and Contaminated Land

Policy TI1 Sustainable Transport

Policy TI3 Parking Provision

Policy TI5 Telecommunications

#### **5.10 Supplementary Planning Documents**

Residential Design Guide

Provision for Open Space in Connection with New Housing Development

House Extensions and Garages Design Guide

#### **5.11 Other material policy considerations:**

Planning Practice Guidance

### **6.0 CONSULTATIONS**

**6.1 County Education Officer** – Advises a shortfall of places is envisaged at Holy Trinity Church of England Junior School in 2023/24 and a small contribution of £5,826.86 is required.

**6.2 DCS - Open Space** – Advises the development as a whole should provide a contribution of £82453.06;

- £27797 in respect of Bishopton Park Play Area
- £17024 in respect of amenity greenspace at Claro Barracks Army Married Quarters
- £16219.06 in respect of Studley Cricket Ground
- £13832 in respect of Temple Gardens cemetery

- £7581 in respect of Cemetery Fields Natural and Semi-Natural Urban Greenspace

6.3 **Environment Agency** - No comments received.

6.4 **Housing Department** - On its own, the three extra dwellings would have an affordable housing target of 40%, which would mean one of the three should be delivered as an affordable home.

6.5 **NYCC Highways And Transportation** - Do not object. Request a condition regarding the provision of parking for the dwellings.

6.6 **Police Architectural Liaison Officer** – Requires rear gardens to have their accesses secured.

6.7 **Yorkshire Water** – Advise the small increase in foul water to the public sewer arising from the development has a negligible impact on the hydraulics of the public sewer network.

## 7.0 **VIEWS OF THE PARISH COUNCIL**

7.1 **Ripon City Council** strongly objects – a rehash of the original application and there is a problem with flooding in Lark Lane.

## 8.0 **OTHER REPRESENTATIONS**

8.1 Representations received from three authors, raising in summary the following issues:-

- Changed character of development; terraces and semis compared to surrounding detached and bungalows. Composition and appearance fundamentally different to original proposal.
- Footprint of 26 Lark Hill Drive incorrectly shown and property has two south facing frosted windows providing light. Five adjoining properties harm residential amenity.
- Larger bulk of terrace compared to two detached properties with gaps between; suggest if to be approved terrace is swapped with the detached and semis.

- Loss of privacy, damper gardens and overshadowing rising from changed ground levels.
- Should be no windows facing Lark Lane.
- Too dense, effect on infrastructure and foul sewer.
- Uncontrolled access leads new properties vulnerable.

## **9.0 ASSESSMENT**

9.1 The principal issues for consideration under this application are as follows:

- i) The suitability of the site for increased housing development having regard to matters of planning policy and housing land supply;
- ii) The effect of development on the amenity of existing residents, and future residents;
- iii) The infrastructure requirements and any developer contributions necessary to make development acceptable.

## **9.2 Sustainability**

9.3 Achieving sustainable development is a key purpose of the National Planning Policy Framework (NPPF), and proposals for sustainable development should be approved without delay. There are three strands to sustainability; social, economic and environmental. These are discussed below in conjunction with sub-paragraphs contained within each strand.

## **9.4 SOCIAL SUSTAINABILITY**

## **9.5 Housing Land Supply**

9.6 Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application. The policies within the adopted Local Plan in so far as they relate to the supply of housing are considered to be out of date and can be given no more than limited weight.

9.7 The NPPF is a material consideration which at paragraph 11 requires local planning authorities:

(c) to approve development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

9.8 At paragraph 48 the NPPF further advises Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

9.9 The emerging Harrogate District Local Plan was the subject of a public examination in January following which the Inspector has written to the Council recommending that a number of sites be deleted from the Plan and that additional sustainability appraisal work is undertaken. The Local Plan satisfies Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness in the NPPF. All the policies in the

emerging Local Plan can now therefore be given significant weight, they cannot however be given full weight until the document is adopted which is expected towards the end of the year.

- 9.10 Material to the consideration of this application is the 5 year land supply position and the fact that there is an extant residential development site noted as a commitment in the Ripon Neighbourhood Plan. Therefore, the principle of residential development on this site is established.
- 9.11 With regard to the 5 year land supply the Council has a healthy land supply position, currently 6.89 years when compared against the housing requirement, with an appropriate buffer.
- 9.12 Both Policy E1 of the Ripon Neighbourhood Plan and Policy HS1 of the emerging Local Plan expects all proposals to deliver housing at a density of not less than 30 dwellings per hectare, but it does note that the requirements may be relaxed where it is demonstrated that the development at such densities would be detrimental to local character or amenity or there are other constraints upon the site which would prevent these densities from being achieved.
- 9.13 The density of the existing approved development is 28.6 dwellings per hectare and this proposal would increase the density to 31 dwellings per hectare so according more appropriately with the basic objective of the Neighbourhood Plan policy than the existing approved development. The issues of character and amenity are assessed below.

#### **9.14 Affordable Housing**

- 9.15 The overall development is of a scale where on-site provision of affordable housing is required, 208 such dwellings being required across the district per annum. Due to the provision of the industrial units, the affordable housing provision on the extant permission was limited to just five properties (14%) rather than the fourteen properties (40%) that would then normally have been sought under Saved Local Plan Policy H5. One of the three additional dwellings the subject of this application is required to be an affordable dwelling, be it on the basis of 40% under Policy H5 or 30% as a brownfield



site under emerging Local Plan Policy HS2. This would contribute to reducing the identified shortfall of affordable housing and merits significant weight in favour of the development.

- 9.16 The affordable unit would transfer to one of the Council's Registered Providers at an agreed transfer price. This would be the subject of a S106 agreement.

### **9.17 Open Market Housing Mix**

- 9.18 The emerging Local Plan to which significant weight is now being given requires, at Policy HS1, the housing mix to have reference to the Housing and Economic Needs Assessment (HEDNA) and be informed by local housing need and detailed local market assessments and the locality and ability of the site to accommodate a mix of housing.

- 9.19 Overall, rather than site specific, the HEDNA rather seeks 0-5% 1-bed properties, 30-35% 2-bed properties, 40-45% 3 bed properties and 20-25% 4-bed properties.

- 9.20 As approved, the overall development provides for 58% 3-bed and 42% 4-bed while the proposal will result in an overall development of 73% 3-bed and 27% 4-bed.

- 9.21 The reduced 4-bed provision is consequently welcomed and whilst the 3-bed provision is high it does offset the limited provision on a number of other sites.

- 9.22 As this is an extant development site and there are benefits in terms of the housing stock across Ripon and the wider district in increasing the number of 3-bed properties at the expense of 4-bed properties the mix of housing is considered to be acceptable.

### **9.23 Healthy Communities**

- 9.24 The NPPF advises (Paragraph 91) that the planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction and are safe and accessible.

- 9.25 The Police Designing Out Crime Officer, and one of the representors, notes the insecure rear curtilages to all but one of the proposed dwellings. A revised site plan has been received that provides appropriate secure rear curtilages.

## **9.26 Public Open Space**

- 9.27 Core Strategy Policy C1 requires that proposals for the use and development of land will be assessed having regard to community needs within the District. A relevant Supplementary Planning Document for this site relates to the Provision for Open Space in Connection with New Housing Development.
- 9.28 The existing development is subject to a legal agreement dating from 2017 requiring contributions totalling £43,136 to the amenity greenspace at Claro Barracks Army Married Quarters and Bishopton Park Play Area. These two locations are in need of enhancement funding.
- 9.29 The 2017 agreed contributions also provided £22,905.32 related to Doublegates Natural and Semi-Natural Greenspace and Doublegates Recreation Ground (an “Outdoor Sports Facility”).
- 9.30 No contribution was then identified as being necessary to a “park & garden” and that remains the case today.
- 9.31 In terms of “Natural and Semi-Natural Greenspace” and “Outdoor Sports Facilities” contributions today are required to the enhancements of Cemetery Fields and Studley Cricket Ground.
- 9.32 In addition, although enhancement funding was not sought in 2017 concerning “Cemeteries”, that is required today in respect of Temple Gardens cemetery.
- 9.33 The contribution can only be sought in terms of the additional bedroom accommodation that the proposed development creates, which is five bedrooms. Consequently, the contribution that would be sought is 5/133th of that set out in the consultation response from DCS Open Space above, 133 being the number of bedrooms in the overall development.

9.34 As a consequence a further legal agreement would require a contribution of £3,099.74, which would provide:

- £640 in respect of amenity greenspace at Claro Barracks Army Married Quarters
- £520 in respect of Temple Gardens cemetery
- £285 in respect of Cemetery Fields Natural and Semi-Natural Urban Greenspace
- £609.74 in respect of Studley Cricket Ground
- £1045 in respect of Bishopton Park Play Area

### **9.35 Education**

9.36 Policy C1 equally applies to education facilities and the legal agreement on the existing development.

9.37 The 2017 legal agreement provides for £69,772.29 towards the provision of additional school places at Holy Trinity Church of England Junior School.

9.38 The additional three dwellings that are proposed requires a further contribution of £5,826.86 towards the provision of additional school places at that school. This would be included in the further legal agreement.

### **9.39 Telecommunications**

9.40 Policy TI5 of the emerging Local Plan requires fibre broadband connectivity to be enabled. The developer has confirmed that fibre connectivity has already been provided for in this existing extant development site.

### **9.41 Conclusion on Social Sustainability**

9.42 Subject to the completion of a legal agreement addressing matters of affordable housing, open space and education contributions the proposal is acceptable in terms of social sustainability.

### **9.43 ENVIRONMENTAL SUSTAINABILITY**

#### **9.44 Drainage**

- 9.45 The originally approved drainage arrangement required the foul drainage for the overall development to be connected to a 225mm diameter public combined water sewer, at a point approximately 60 metres south of the site in Ash Grove. Surface water being discharged to a dedicated surface water sewer in Kirkby Drive.
- 9.46 A separate 180mm diameter public combined sewer runs along the western boundary of the site but it was noted in the Flood Risk Assessment submitted with the original application that sewer connected to Lark Lane and may be a source of sewer flood risk as incidents of combined sewer flooding have occurred on Lark Lane. It was also noted that maintenance had taken place within that combined sewer to fix non return valves, helping to reduce sewer flooding to the surrounding properties.
- 9.47 Yorkshire Water originally specified that foul and surface water from the proposed development should not be discharged to the 180mm combined sewer, on the basis that would ensure that sewer flood risk is not exacerbated by the development.
- 9.48 Subsequent to the original permission Yorkshire Water did however agree a foul connection to the 180mm combined sewer downstream from Lark Lane, as the provisions in the Water Industry Act, gives them no legal basis to object to a connection.
- 9.49 Yorkshire Water also advised that recent issues on the public sewer network in the area are linked to siltation and misuse of the network (i.e. sewers being used for disposal of wet wipes, fats, oils and grease). They consider the small increase in foul water to the public sewer arising from the development has a negligible impact on the hydraulics of the public sewer network.

9.50 A separate Section 73 application covers this matter and in the circumstances, as a representor to that application notes, the matter is a “fait accompli”; the fundamental issue is that no surface water is connected to the 180mm sewer as it is surcharges in a combined system arising from increased surface water that typically gives rise to flooding instances.

9.51 The proposed dwellings would use the same drainage system.

#### **9.52 Design and Amenity of the Development Proposal**

9.53 Saved Local Plan Policy HD20 and emerging Local Plan Policy HP3, both relate to proposals for new development and set out a series of criteria. Taken together with Core Strategy Policies EQ2 and SG4 these require development to complement and integrate with neighbouring buildings and the spatial qualities of the area, respond to and be in harmony with the proportions, scale, form and character of its traditional counterparts, employ high quality design and material finish, and be of appropriate scale, form and layout.

9.54 The NPPF recognises that that good design is a key aspect of sustainable development design quality matters and that planning decisions should ensure developments meet a range of criteria (paras 124 and 127).

9.55 The properties are as noted above the same type as used elsewhere in the development, and semi-detached and terraced properties similarly exist in the now extant development, although of a slightly smaller 3-bed property and in the case of the terrace as three dwellings rather than four proposed in this development.

9.56 The strong similarities to the existing development make the proposal wholly compatible.

#### **9.57 Amenity - impact on existing and proposed residents**

9.58 Saved Policy HD20 of the Local Plan, Core Strategy Policy SG4 and Policy HP4 of the emerging Local Plan all seek to protect amenity.

- 9.59 The NPPF requires a high standard of amenity for existing and future users (para 127) and to mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life (para 180).
- 9.60 Potential noise and disturbance issues arising from construction are adequately addressed by the submitted controlled Construction Management Plan which is that which has been applied to the extant part of the overall development.
- 9.61 The Council's 'House Extensions and Garages Design Guide' sets out guidelines to prevent overbearing and excessive overshadowing.
- 9.62 The proposed dwellings although c.150mm lower at eaves the ridge will be 750mm higher than the existing approved dwellings, and are adequately separated within the overall development. Finished floor levels are unaltered from those shown for the four existing approved dwellings at this part of the site.
- 9.63 The original permission for the residential development of this site was subject to a requirement that there would be “no alteration to existing land levels unless otherwise agreed in writing with the Local Planning Authority”. The December 2018 Section 73 variation (case no. 18/04160/DVCMAJ) contained a drawing showing the individual finished floor levels of each plot. It was explained raising of ground levels was necessary to provide the drainage system with an appropriate fall. There was a rise of up to 1.29m towards the northern boundary with Lark Hill Drive but notwithstanding the level changes the development met the separation standards set out in the House Extensions and Garages Design Guide.
- 9.64 With regard to the relationship with the surrounding existing properties the proposed nearest dwelling on plot 22 would be the nearest to 26a Lark Lane, a bungalow. That proposed dwelling has a ground floor additional window to a dining room and a first floor obscure bathroom window and will be set 1.5m further distant than the current approved dwelling at that location. With a

separation of 6m to the joint boundary the proposed dwelling on plot 22 is considered acceptable.

- 9.65 Both 34 and 40 Lark Lane have secondary side elevations close to the boundary and the proposal development is not of major significance in terms of the relationship between the properties. At 5m separation from the joint boundary the current proposal is c 500mm closer than the existing approved scheme.
- 9.66 It is acknowledged that 26 Lark Hill Drive has a two storey side extension that brings that property close to the sites northern boundary. The proposed terrace would be set slightly further distant from the sites northern boundary, 9m to 10.5m distant, compared to 8.5m to 9.75m distant for the approved scheme. This satisfies the Design Guide as in terms of clear glazed windows viewing towards the curtilage of another dwelling a first floor bedroom window is specified as being at least 7.5m distant.
- 9.67 Comments made in the representations concerning the number of adjoining properties and the massing of terrace are noted but are not substantive in the overall balance.
- 9.68 Whilst the layout as shown provides for an acceptable level of residential amenity that may not be the case if future extensions and developments as allowed by the Secretary of State as “permitted development” were to be undertaken. Consequently, as with the existing permission, any approval should withdraw permitted development rights for extensions and additions to the properties, other than outbuildings to a limited extent.

#### **9.69 Highways**

- 9.70 Paragraph 108 of the NPPF requires sustainable transport modes to be taken up, given the development and its location, safe and suitable access achieved for all users. Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road networks would be severe.

9.71 Policy SG4 of the Core Strategy states that the travel impact of any scheme should not add significantly to any pre-existing problems of access, road safety or traffic flow.

9.72 The Local Highway Authority do not object to the proposal; an additional three dwellings would not have a significant impact on the local highway network.

### **9.73 Unstable Land**

9.74 Around half of the site is within an area subject to gypsum and or peat dissolution. In order to accord with the terms of saved Local Plan policy A7, and policy NE9 of the emerging Local Plan, an appropriate ground investigation into the presence of both materials and a report on its implications for the development was previously carried out, and has been submitted to accompany this application.

9.75 As the development that is proposed is within the area the subject of that previous report no additional investigation is considered necessary but any development that arises from this application must be undertaken in strict accordance with the recommendations of that report.

### **9.76 Conclusion on Environmental Sustainability**

9.77 The proposal is acceptable in terms of environmental sustainability.

### **9.78 ECONOMIC SUSTAINABILITY**

9.79 It is acknowledged that the development of new housing has economic benefits, through the employment created on site during the construction phase of development and work created for the construction supply chain. Residents would support local services.

### **9.80 CONCLUSION ON ECONOMIC ISSUES**

9.81 The proposed development has some economic benefits.

## **10.0 PLANNING BALANCE & CONCLUSION**

10.1 The proposal accords the policies of the development plan that are up-to-date, and those that are emerging. The benefits arising from the additional



dwellings on this existing residential development site and the reduced size of properties outweigh any adverse impacts. It is therefore recommended that approval of the application be granted, subject to the conditions attached and the completion of the Section 106 Legal Agreement.

## **11.0 RECOMMENDATION**

- 11.1 That the application be **DEFERRED and APPROVED** subject to conditions and a S106 Agreement in respect of affordable housing provision, and education and open space contributions.

### **Conditions**

- 1 The development hereby permitted shall be begun on or before .
- 2 The development hereby approved shall be carried out in strict accordance with the
  - Construction Management Plan rev 5 dated 15 May 2018, and
  - the recommendations of the Geotechnical Ground Stability and Geoenvironmental Interpretative Report dated February 2018 (CGL reference CGN/03841 rev 2),and with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:-
  - Drawing No. L017063-102 rev E House Type 2 Plans & Elevations dated 16-04-18
  - Drawing No. L017063-121 Car Port dated Feb-19
  - Drawing No. L017063-122 rev A Part Site Layout Plan dated 9-8-19
  - Drawing No. L017063-123 House Type 2A Proposed Floor Plans dated Mar-19
  - Drawing No. L017063-124 House Type 2A Proposed Floor Plans dated Mar-19
- 3 Foul and surface water from each dwelling shall be disposed of through separate systems discharging as shown on drawing H76561-D-006 rev K dated 07/01/19.

- 4 No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.
- 5 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 set out in the Construction Management Plan shall be made available before any further excavation or depositing of material in connection with the construction commences on the site and shall be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.
- 6 The approved measures shown on drawing H76561-D-006 rev K Engineering Layout to prevent surface water from non-highway areas discharging on to the existing or proposed highway shall be implemented prior to the first use of each access onto the highway.
- 7 Prior to the external walling of any building commencing 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 to and approved in writing by the local planning authority. Thereafter the development shall be carried out as approved with charging points to each building provided prior to occupation of that building.
- 8 A detailed scheme for landscaping and including shrubs and the use of surface materials shall be submitted to the Local Planning Authority and none of the dwellings hereby approved shall be occupied until the Local Planning Authority have approved a landscaping scheme; such a scheme shall provide for retention of existing boundary planting and strengthening of it and specify;
  - (a) materials,
  - (b) species, and plant sizes,
  - (c) numbers and planting densities, and
  - (d) the timing of implementation of the scheme, including any earthworks required.

- 9 In the event of failure of any shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 10 The materials to be used in the external construction of the roof and walls of the development hereby approved shall match those of the remainder of the dwellings in the Juniper Grove development unless alternative material samples are made available for inspection by and the written approval of the Local Planning Authority. Development thereafter shall strictly accord with the approved details.
- 11 No soil shall be reused or brought onto the site without the prior written approval of the Local Planning Authority of details of a validation report demonstrating that the soil is suitable for its intended use prepared by a competent person in accordance with the Yorkshire and Humberside Pollution Advisory Council Guidance 'Verification Requirements for Cover Systems'.
- 12 No building shall be occupied until the related parking facilities have been constructed in accordance with the approved site plan drawing L017063-122N. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order);
- a) no extensions and roof / dormer windows shall be constructed, and
- b) no outbuildings, excluding any expressly authorised by this permission, exceeding 5 square metres floorspace cumulatively 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 interests of proper planning.
- 3 In the interests of satisfactory and sustainable drainage.
- 4 and 5. In the interests of amenity and highway safety.
- 6 In the interests of highway safety.
- 7 To mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
- 8 and 9. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 10 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 11 To ensure no hazards to people, the environment and/or property.
- 12 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.
- 13 In the interests of privacy and residential amenity.

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

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Case Officer: Mike Parkes

Expiry Date: 30 August 2019

**HARROGATE BOROUGH COUNCIL**  
**PLANNING COMMITTEE**

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

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<b>CASE NUMBER:</b>	19/00422/FULMAJ	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Mike Parkes	<b>DATE VALID:</b>	15.02.2019
<b>GRID REF:</b>	<b>E</b> 431206	<b>TARGET DATE:</b>	17.05.2019
	<b>N</b> 469606	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019
<b>APPLICATION NO:</b>	6.500.106.AH.FULMA J		

**LOCATION:**

Morrisons Harrogate Road Ripon HG4 2SB

**PROPOSAL:**

Erection of single storey extensions to front, side and rear; Alterations to fenestration; Creation of additional car parking; Erection of trolley store; Extension of property boundary.

**APPLICANT:**

Wm Morrison Supermarkets PLC

REFUSED. Reason(s) for refusal:-

- 1 Notwithstanding the described development on the submitted application form the extended delivery hours proposed in the accompanying planning and noise assessments would have an unacceptable detrimental effect on the level of residential amenity that the occupants of adjoining dwellinghouses could reasonably expect to enjoy such as to be contrary to Policy SG4 of the Harrogate District Core Strategy and Policy HP4 of the emerging Harrogate District Local Plan.
- 2 The extended car park by reason of the resultant loss of trees without adequate mitigation being forthcoming will cause the loss of both tree cover and ecological habitats contrary to Policy HD13 of the Harrogate District Local Plan and Policies NE3 and NE7 of the emerging Harrogate District Local Plan.

**CASE NUMBER:** 19/02389/FUL  
**CASE OFFICER:** Mike Parkes  
**GRID REF:** E 420515  
N 456989

**WARD:** Falls Within 2 Or More  
**DATE VALID:** 18.06.2019  
**TARGET DATE:** 13.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 13.08.2019

**APPLICATION NO:** 6.500.78.D.FUL

**LOCATION:**

RAF Menwith Hill Main Street Menwith Hill Camp Harrogate North Yorkshire HG3 2RF

**PROPOSAL:**

Erection of 3 radomes and support building.

**APPLICANT:**

Ministry Of Defence

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, drawings
  - 101 Proposed Site Plan dated Feb 19
  - 102 Proposed Sections & Elevations dated Feb 19
  - 103 Typical Radome Plan dated Feb 19
  - 104 Typical Radome Plan dated Feb 2019 showing 1:50 radome plan
  - 104 Typical Radome Plan dated Feb 2019 showing 1:50 Floor and roof plans and 1:50 Elevations One to Four of the support building.
- 3 No earthworks comprising any part of the development hereby approved shall commence until a Written Scheme of Investigation has been submitted to and approved by the Local Planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  - a. The programme and methodology of site investigation and recording
  - b. The programme for post investigation assessment
  - c. Provision to be made for analysis of the site investigation and recording
  - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - e. Provision to be made for archive deposition of the analysis and records of the site investigation
  - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall take place in accordance with the approved Written Scheme of Investigation approved and The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the

provision made for analysis, publication and dissemination of results and archive deposition has been secured.

- 4 The installations hereby approved shall be dismantled and removed from the site immediately following its cessation of use.

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 may be of archaeological significance.
- 4 To ensure the locality is not blighted by redundant equipment.

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<b>CASE NUMBER:</b>	19/02931/OHLEXP	<b>WARD:</b>	Falls Within 2 Or More
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	09.07.2019
<b>GRID REF:</b>	<b>E</b> 424180	<b>TARGET DATE:</b>	20.08.2019
	<b>N</b> 473377	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019

**APPLICATION NO:** 6.500.118.OHLEXP

**LOCATION:**

West Leas Farm Galphay Ripon North Yorkshire HG4 3PB

**PROPOSAL:**

Notification of 4no. replacement and 1no. new Low Voltage Pole.

**APPLICANT:**

Northern Powergrid

- 2 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:** 19/03046/CMA  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 429470  
N 476908

**WARD:** Falls Within 2 Or More  
**DATE VALID:** 16.07.2019  
**TARGET DATE:** 13.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 06.08.2019

**APPLICATION NO:** 6.500.95.J.CMA

**LOCATION:**

ARC Northern Ure Valley Quarry North Stainley North Yorkshire

**PROPOSAL:**

County matters application for consultation on planning application for variation of conditions 10 (duration of development), 11 (definition of development), 43 (maintenance), 44 (landscape and restoration) of Planning Permission Ref. No. C6/500/95B and C2/99/045/0011 for the continuation of sand and gravel extraction for a further 4 years after 31 December 2015 and the submission of a revised restoration scheme on land at Ripon Quarry, North Stainley, Ripon North Yorkshire, HG3 3HT.

**APPLICANT:**

NYCC Planning Services

1 Subject to NO OBJECTIONS

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**CASE NUMBER:** 19/03140/DISCON  
**CASE OFFICER:** Kate Lavelle  
**GRID REF:** E 436488  
N 456903

**WARD:** Falls Within 2 Or More  
**DATE VALID:** 25.07.2019  
**TARGET DATE:** 19.09.2019  
**REVISED TARGET:**  
**DECISION DATE:** 12.08.2019

**APPLICATION NO:** 6.500.273.DISCON

**LOCATION:**

Manse Farm Knaresborough North Yorkshire

**PROPOSAL:**

Part approval of details required under condition 14 (Highways) of Planning Permission 13/00535/EIAMAJ - Mixed use development comprising residential dwellings (Use Class C3), employment use (Use Classes B1 and B8), a neighbourhood centre (Use Classes A1, A2, A3, A4 and A5), open landscaping, a primary school (Use Class D1) and associated access.

**APPLICANT:**

Linden Homes

1 CONFIRMATION of discharge of condition(s)



## INFORMATIVES

- 1 Drawings were submitted on 25.07.2019. The submitted details are considered to be acceptable by the Local Highway Authority, insofar as they refer to the following elements only:-
  - Pedestrian refuge island
  - Amendments to Gracious Street Signals
  - Amendments to Chain Lane signals
- 2 Some minor amendments to the submitted drawings are still required to ensure compliance with highway standards.
- 3 A further application will be required in order to fully discharge Condition 14 regarding the Eastfield Culvert/Bus Gate where further information is required in respect to design calculations and supervision fees to satisfy structures approval in principle. Work is on-going with technical approval checking of Eastfield Culvert having established the bus routing and bus infrastructure. A further discharge of conditions will be necessary once all details of Eastfield Culvert are in order.

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<b>CASE NUMBER:</b>	18/04254/OUT	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	12.10.2018
<b>GRID REF:</b>	<b>E</b> 442330	<b>TARGET DATE:</b>	07.12.2018
	<b>N</b> 472674	<b>REVISED TARGET:</b>	16.02.2019
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.27.48.OUT

**LOCATION:**

Land Comprising Field At 442330 472674 Cundall North Yorkshire

**PROPOSAL:**

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

**APPLICANT:**

Trustees Of The Cundall Estate

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 The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 3 The site shall be developed with separate systems of drainage for foul and surface water.
- 4 Prior to the commencement of the construction of any walls of the development hereby permitted samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. Charging points installed shall be retained thereafter for the lifetime of the development.
- 6 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
- 7 There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  - (ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with the Standard Detail number E7.
  - (vi) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The

'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 8 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 or other works until:

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

(ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 -Road Safety Audit or any superseding regulations.  
The required highway improvements shall include:

a. The applicant will fund the implementation of a 40 mph speed limit through the village of Cundall at a cost of £2,500 transferable through a section 106.

- 9 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 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.

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](http://www.northyorks.gov.uk)

- 10 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 9: (i) have been constructed in accordance with the submitted drawing SCH01047 Dw 2 Rev B 25 January 2019.

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

- 11 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority 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.

- 12 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No SCH-1047-2 Rev B indicative layout and site plan as amended received by the Local Planning Authority on the 25 January and 22 February respectively (2019).
- 13 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section D has been complied with in relation to that contamination.

#### A. SITE CHARACTERISATION

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

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

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

#### B. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other

property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

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

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

#### D. REPORTING OF UNEXPECTED CONTAMINATION

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

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

#### Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 3 To prevent pollution of the water environment.
- 4 In the interests of visual amenity.
- 5 In order to comply with Core Strategy policy EQ1.
- 6 In the interests of highway safety.
- 7 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 8 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 9 To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

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

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<b>CASE NUMBER:</b>	19/02103/FUL	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	23.05.2019
<b>GRID REF:</b>	<b>E</b> 432232	<b>TARGET DATE:</b>	18.07.2019
	<b>N</b> 465917	<b>REVISED TARGET:</b>	16.08.2019
		<b>DECISION DATE:</b>	13.08.2019

**APPLICATION NO:** 6.54.144.C.FUL

**LOCATION:**

Springfield House Mains Lane Bishop Monkton Harrogate North Yorkshire HG3 3QJ

**PROPOSAL:**

Demolition and reconstruction of north wing with erection of two storey extension; Erection of two-storey rear extension and front portico; Alterations to roof and fenestration; Infill of door and installation of fenestration.

**APPLICANT:**

Mr L Meadows

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 200 received by the Local Planning Authority on the 09 August 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 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 professional type bat box, similar to that which has been provided at building 'C', must be provided at building 'A,' prior to the occupation of the new extension to the main house.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 To provide continuing opportunities for bats to be able to roost at building 'A' in accordance with the guidance in the NPPF (175d) to provide biodiversity opportunities in association with development

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<b>CASE NUMBER:</b>	19/02221/FUL	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	29.05.2019
<b>GRID REF:</b>	<b>E</b> 432232	<b>TARGET DATE:</b>	24.07.2019
	<b>N</b> 465917	<b>REVISED TARGET:</b>	16.08.2019
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.54.144.D.FUL

**LOCATION:**

Springfield House Mains Lane Bishop Monkton Harrogate North Yorkshire HG3 3QJ

**PROPOSAL:**

Conversion of stables, garage and outbuildings to form dwelling; Erection of single storey extension, roof extension and dormer window; Installation of rooflights; Change of Use of agricultural land to form Residential curtilage.

**APPLICANT:**

Mr L Meadows

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 18/08/1778 P 10 received by the Local Planning Authority on the 21 May 2019.
- 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 extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the

grant of further specific planning permission from the local planning authority.

- 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 structures shall be erected within the newly created residential curtilage without the grant of further specific planning permission from the local planning authority.
- 5 A new mixed species hedgerow shall be planted on the northern boundary of the proposed curtilage extension within the first planting season or prior to occupation of the dwelling.
- 6 Works must be undertaken strictly in accordance with section 3 of the Barn Swallow and Barn Owl Bird Mitigation Scheme (Quants Environmental, July 2019). Mitigation works must be fully in place prior to the first occupation of the new residential annexe.
- 7 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. Charging points installed shall be retained thereafter for the lifetime of the development.
- 8 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

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

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



Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 4 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 5 In the interests of visual amenity.
- 6 To prevent harm to nesting birds during the course of works and to provide opportunities for them to continue to be able to utilise the site following conversion.
- 7 In order to comply with Core Strategy policy EQ1.
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

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<b>CASE NUMBER:</b>	19/02403/FUL	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	07.06.2019
<b>GRID REF:</b>	<b>E</b> 437851	<b>TARGET DATE:</b>	02.08.2019
	<b>N</b> 466061	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.63.14.E.FUL

**LOCATION:**

The Paddock Roecliffe York North Yorkshire YO51 9LY

**PROPOSAL:**

Erection of conservatory.

**APPLICANT:**

Mr And Mrs Burks

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form and the following plans and drawings:  
Location Plan, ID: BW1 - 00803098, received 5 June 2019.  
Proposed Plans and Elevations, Dwg no. CH 16927, received 5 June 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 conservation area in the interests of visual amenity.

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<b>CASE NUMBER:</b>	19/02612/PNA	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Gillian Pinna-Morrell	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	E 431783	<b>TARGET DATE:</b>	13.08.2019
	N 466441	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.54.114.G.PNA

**LOCATION:**

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

**PROPOSAL:**

Prior Notification of erection of an agricultural building

**APPLICANT:**

Mr Slater

Prior approval not required

- 1 The development hereby permitted shall be begun on or before 09.08.2022.
- 2 The building hereby permitted shall be constructed in strict accordance with the following drawings:

Proposed Site Plan

Proposed Plan and Elevations: Drawing Number WB4451GA

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.

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<b>CASE NUMBER:</b>	19/03132/DISCON	<b>WARD:</b>	Bishop Monkton & Newby
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	29.07.2019
<b>GRID REF:</b>	E 432824	<b>TARGET DATE:</b>	23.09.2019
	N 466345	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.54.277.DISCON

**LOCATION:**

Tenon House Hungate Bishop Monkton Harrogate North Yorkshire HG3 3QL

**PROPOSAL:**

Approval of details required under condition 3 (Foundation Scheme) of Planning Permission 19/01143/FUL - Demolition of existing garage and erection of a garage with living accommodation on the first floor.

**APPLICANT:**

Mr And Mrs Kendall

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 The foundation scheme is considered acceptable to meet the requirements of condition 3. Development must take place in accordance with the approved details; no development shall take place except in complete accordance with the approved protection scheme.

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<b>CASE NUMBER:</b>	19/01591/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	16.04.2019
<b>GRID REF:</b>	E 440688	<b>TARGET DATE:</b>	11.06.2019
	N 466405	<b>REVISED TARGET:</b>	09.08.2019
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.64.151.D.FUL

**LOCATION:**

Church House Aldborough Village Aldborough YO51 9EX

**PROPOSAL:**

Conversion of attached garage to living accommodation and creation of new garage within existing extension; erection of rear porch; alterations to fenestration.

**APPLICANT:**

Ms Victoria Rose

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.08.2022.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form, Design and Access with Heritage Statement and the following amended plans and drawings:  
Location Plan, Dwg no. EX10 (revision A), received 16 April 2019.  
Proposed Site Plan, Floor Plans and Elevations, Dwg no. AR50 (revision A), received 24th June 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 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  
(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.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to ensure compliance with the approved drawings.
- 3 To protect the character and appearance of the host dwelling and conservation area in the interests of visual amenity.
- 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 license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
- 2 Please note an application for Scheduled Monument Consent (SMC) will also be required for this development.

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<b>CASE NUMBER:</b>	19/02120/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	23.05.2019
<b>GRID REF:</b>	<b>E</b> 439448	<b>TARGET DATE:</b>	18.07.2019
	<b>N</b> 465881	<b>REVISED TARGET:</b>	09.08.2019
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.64.790.FUL

**LOCATION:**

11 Hazel Road Boroughbridge YO51 9UT

**PROPOSAL:**

Demolition of conservatory and erection of single storey extensions.

**APPLICANT:**

Mr & Mrs Webb

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.08.2022.
- 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. 1329/3 (revision A), received 8th August 2019.  
Block Plan, Dwg no. 1329/4 (revision B), received 8th August 2019.  
Proposed Plans and Elevations, 1329/5 (revision A), received 7th August 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 proposed ground floor window in the new western elevation, facing the rear

garden of No. 13 Hazel 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 conservation area 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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<b>CASE NUMBER:</b>	19/02134/REM	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Jane Lurcuck	<b>DATE VALID:</b>	20.05.2019
<b>GRID REF:</b>	<b>E</b> 440097	<b>TARGET DATE:</b>	15.07.2019
	<b>N</b> 466299	<b>REVISED TARGET:</b>	08.08.2019
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.64.311.E.REM

**LOCATION:**

Land Adjacent To Keepers Cottage York Road Boroughbridge North Yorkshire YO51 9EW

**PROPOSAL:**

Reserved Matters Application for access, appearance, landscaping, layout and scale of planning permission 17/00866/OUT - Outline application for erection of 2 dwellings with access considered.

**APPLICANT:**

Mr Neil Bradley

APPROVED subject to the following conditions:-

- 1 The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

Existing and Proposed Site Plan Dwg No: SkB04 Rev A  
Ground Floor / Site Plan Dwg No: SkB01 Rev A  
Sketch Scheme B First Floor and Roof Plan Dwg No: SkB02 Rev B  
Sketch Scheme B Elevations and Cross Sections Dwg No: SkB03 Rev B

- 3 (a) No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Teesdale, Heritage and Trees Report dated May 2019) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction – Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- (b) No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 4 The development must be constructed of;
- Wienerberger Kassandra Multi  
Blue Slate
- As viewed on site on 6 August 2019. Thereafter development must be carried out in strict accordance with the approved details; unless otherwise approved by the Local Planning Authority.
- 5 The windows to the first floor southwest / rear elevations of both Plot 1 and Plot 2 of the development hereby approved 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.
- 6 Private Access/Verge Crossings: Construction Requirements  
Prior to the occupation of the dwellings hereby approved the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- (ii)(b) The existing access shall be improved by widening the existing access as per plan SKB04 Rev A to Standard Detail number E6.
- 7 Parking Spaces to Remain Available for Vehicle Parking.  
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 SKB04

Rev A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

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

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 3 In the interests of the health and amenity of the existing trees and the wider visual amenity of the area; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 4 In the interest of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 5 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 6 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.
- 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; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 8 In the interests of residential amenity; in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.

#### INFORMATIVES

- 1 Outline planning permission was granted under 17/00866/OUT Outline application for erection of 2 dwellings, approved 06.06.2017. Development must be carried out strictly in accordance with the approved outline application and the conditions attached.
- 2 NYCC 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.

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<b>CASE NUMBER:</b>	19/02241/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Jane Lurcuck	<b>DATE VALID:</b>	28.05.2019
<b>GRID REF:</b>	<b>E</b> 440090	<b>TARGET DATE:</b>	23.07.2019
	<b>N</b> 466436	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.07.2019

**APPLICATION NO:** 6.64.457.A.FUL

**LOCATION:**

1 Greenways York Road Boroughbridge YO51 9EN

**PROPOSAL:**

Erection of two storey extension; Alteration to fenestration.

**APPLICANT:**

Mr & Mrs Wilson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2022.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:  
  
Proposed site layout plan Dwg No: OP003  
Existing and proposed elevations Dwg No: PO004 Rev B  
Existing and proposed ground floor plan Dwg No: OP005  
Existing and proposed first floor Dwg No: OP006  
Existing and proposed side / north elevations Dwg No: OP007
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows or doors shall be inserted in the north or south elevations of the extension hereby approved, without the prior written approval of the Local Planning Authority.
- 5 The first floor south elevation window 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 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 interest of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 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 residential amenity; in accordance with Core Strategy Policy SG4 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](mailto:consultations@naturalengland.org.uk), or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

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<b>CASE NUMBER:</b>	19/02402/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	13.06.2019
<b>GRID REF:</b>	E 439634	<b>TARGET DATE:</b>	08.08.2019
	N 466803	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.64.108.F.FUL

#### LOCATION:

Bridge House 7 Fishergate Boroughbridge York North Yorkshire YO51 9AL

#### PROPOSAL:

Conversion of loft to provide additional living space and installation of 8no. roof lights.

#### APPLICANT:

Mr David Anderton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:

Proposed Conversion of Roof Storage space into Playroom/Study drawing no CW/1417/5/19

Site Plan: Scale 1:500, received 6 June 2019

Location plan: Scale 1:1250 received 6 June 2019

- 3 No part of any roof light, as identified in drawing no CW/1417/5/19, shall protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
- 4 Any roof light located on a roof slope forming a side elevation, as identified in in drawing no CW/1417/5/19, shall be:
  - (a) obscure-glazed; and
  - (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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 maintain the amenity of the locality
- 4 In the interests of privacy and residential amenity.

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<b>CASE NUMBER:</b>	19/02448/FUL	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	<b>E</b> 440376	<b>TARGET DATE:</b>	09.08.2019
	<b>N</b> 466566	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.64.188.G.FUL

**LOCATION:**

Aldborough Lodge Boroughbridge North Yorkshire

**PROPOSAL:**

Conversion of 2no. connected dwellings into 1no. single dwelling.

**APPLICANT:**

Mr And Mrs Cornelius

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the details found within the Application Form, drawing reference: 321/01 (01) 003 Rev A, 321/01 (01) 004 dated and received by Harrogate Borough Council on 11th June 2019, drawing reference: 321/01 (01) 020 Rev A dated and received by Harrogate Borough Council on 14th June 2019 and drawing reference: 1127-133 dated and received by Harrogate Borough Council on 20th June 2019 and as modified by this consent.

**Reasons for Conditions:-**

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

**INFORMATIVES**

- 1 The agent in an email (dated 18 July 2019) outlined in order to implement this planning permission no internal alterations to the property are proposed, i.e. removal of the kitchen, pipe work or bathrooms. Should this situation change; as the property is listed you are advised that you may require a listed building application. Should you wish to discuss the need for a listed building application please contact the Council's Conservation Team on 01423 500 600.

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<b>CASE NUMBER:</b>	19/02822/PNA	<b>WARD:</b>	Boroughbridge
<b>CASE OFFICER:</b>	Gillian Pinna-Morrell	<b>DATE VALID:</b>	02.07.2019
<b>GRID REF:</b>	<b>E</b> 438484	<b>TARGET DATE:</b>	27.08.2019
	<b>N</b> 463323	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.64.140.L.PNA

**LOCATION:**

Lazenby Moor Farm Lazenby Moor Lane Minskip Knaresborough North Yorkshire HG5 0QN

**PROPOSAL:**

Prior notification erection of agricultural building.

**APPLICANT:**

Mr R Graham

Prior approval not required

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<b>CASE NUMBER:</b>	17/00525/FULMAJ	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mark Williams	<b>DATE VALID:</b>	17.02.2017
<b>GRID REF:</b>	<b>E</b> 432755	<b>TARGET DATE:</b>	19.05.2017
	<b>N</b> 463813	<b>REVISED TARGET:</b>	26.07.2019
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.68.188.FULMAJ

**LOCATION:**

1 Copgrove Road Burton Leonard HG3 3SJ

**PROPOSAL:**

Erection of 23 no. dwellings.

**APPLICANT:**

Messrs Alfred Hymas

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 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 30 October 2017 and as modified by the conditions of this consent.
- 3 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 4 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 5 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.

- 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 (a) No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Quants environmental Tree Report and Method Statement dated 25th July 2017) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction – Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.  
  
(b) No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.  
  
(c) The arboriculture consultant is to monitor and ensure that the above conditions are met during the development reporting to the planning authority in line with the tree report details (fortnightly inspections) and notify the LPA of any deviations.
- 8 Prior to the start of the development hereby approved an acoustic report by a suitably competent person (see Informative No. 1) must be provided for the written approval of the Local Planning Authority.  
The report shall:
  - (i) Determine the noise climate
  - (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
  - (iii) Detail and identify the effectiveness of any proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

(iv)Detail the acoustic measures necessary to the proposed pumping station to ensure that a maximum noise rating for the pumping station of 19dB (as assessed under relevant guidance) is achieved at noise sensitive premises.

Prior to bringing into use any proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required) and to meet the pumping station noise rating, as approved with the LPA, shall be completed and suitably verified by a suitably competent person (see note).

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

#### A. SITE CHARACTERISATION

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

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

(ii) an assessment of the potential risks to:

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

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

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

#### B. SUBMISSION OF REMEDIATION SCHEME

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that

the site will not qualify as contaminated land under 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.

- 10 The site shall be developed with separate systems of drainage for foul and surface water.
- 11 No development shall take place until details of the proposed means of surface water drainage, including details of any balancing works and off-site works have been submitted to and approved in writing by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
- 12 The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur on any part of the site for a 1 in 30 year rainfall event. Calculations must include an allowance for urban creep where required and climate change.

The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur during a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. Calculations must include an allowance for urban creep where required and climate change. This requirement is recognised but must be reflected in the drainage layout.



The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

- 13 Works to demolish buildings or remove vegetation on site shall be commenced outside the main birds nesting season (March to August inclusively) unless a pre-commencement check by a suitably experienced ecologist demonstrates that no actively nesting birds would be disturbed.
- 14 A scheme for ecological mitigation and enhancement shall be approved in writing by the local planning authority prior to the commencement of works. Such a scheme shall include the provision of integrated bat and swift bricks.
- 15 There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

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

- (a) the proposed highway layout including the highway boundary
- (b) dimensions of any carriageway, cycleway, footway, and verges
- (c) visibility splays
- (d) the proposed buildings and site layout, including levels
- (e) accesses and driveways
- (f) drainage and sewerage system
- (g) lining and signing
- (h) traffic calming measures
- (i) all types of surfacing (including tactile), kerbing and edging.

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

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

(3) Full highway construction details including:

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

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

(5) Details of all proposed street lighting.

(6) Drawings for the proposed new roads and footways/footpaths giving all relevant

dimensions for their setting out including reference dimensions to existing features.  
(7) Full working drawings for any structures which affect or form part of the highway network.

(8) A programme for completing the works.

(9) A plan showing the double yellow lines that will be installed in the turning head, and once approved, installed on site to the satisfaction of the Local Highway Authority.

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

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

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

- 17 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
- 18 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved Drawing No. 04 rev A. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 19 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.
- 20 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:
- a. the parking of vehicles of site operatives and visitors
  - b. loading and unloading of plant and materials
  - c. storage of plant and materials used in constructing the development
  - d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate

- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- h. HGV deliveries to be within 0915-1500 hours.

#### 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 order to ensure that the materials used conform to the amenity requirements of the locality.
- 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 In order to protect trees on site
- 8 In the interests of residential 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 prevent pollution of the water environment.
- 11 To ensure that no surface water discharged take place until proper provision has been made for its disposal.
- 12 To ensure that the development can be properly drained.
- 13 In order to protect nesting birds
- 14 In order to protect and enhance biodiversity
- 15 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 16 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 17 In the interests of highway safety.
- 18 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.
- 19 In the interests of highway safety and the general amenity of the area.
- 20 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 Condition 8 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.

- 2 The permission hereby granted is subject to a Section 106 agreement providing for affordable housing on the site.
- 3 The developer is advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water. It is understood that there is a watercourse located at the bottom of Copgrove Road.
- 4 In imposing Condition No. 15 above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

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<b>CASE NUMBER:</b>	19/02092/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	07.06.2019
<b>GRID REF:</b>	<b>E</b> 435395	<b>TARGET DATE:</b>	02.08.2019
	<b>N</b> 459753	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.84.83.A.FUL

**LOCATION:**

Hall Cottage Farnham Lane Farnham Knaresborough North Yorkshire HG5 9JP

**PROPOSAL:**

Conversion of outbuilding to form annex; Rebuilding of single storey extension; erection of garage.

**APPLICANT:**

Mr M Harrison

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No Reference: 4564 received by the Local Planning Authority on the 6 June 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 shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as in this location adjacent the listed property..
- 5 The hedge on the western boundary of the site shall be retained at a minimal height of 2m 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 and in order to harmonise with the existing building.
- 4 The formation of an additional separate residential unit would not be acceptable \*\*\*\*.
- 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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<b>CASE NUMBER:</b>	19/02376/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	05.06.2019
<b>GRID REF:</b>	E 437197	<b>TARGET DATE:</b>	31.07.2019
	N 460821	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.85.46.T.FUL

**LOCATION:**

Sunnydale Arkendale Road Ferrensby Knaresborough North Yorkshire HG5 0QA

**PROPOSAL:**

Erection of holiday cottage with domestic curtilage.

**APPLICANT:**

Mr David Ratcliffe

REFUSED. Reason(s) for refusal:-

- 1 The additional unit would further domesticate this entrance to the village environment of Ferrensby resulting in extending garden boundaries that will impact upon its countryside setting and field pattern. There is insufficient significant justification that would warrant approving another holiday let in this partially sustainable location. The proposal is therefore contrary to saved Local Plan policies C2 and HD20 together with Landscape Character Assessment guidance, Core Strategy SG3, SG4, EQ1 and EQ2 and EC4 of the Emerging Local Plan.

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<b>CASE NUMBER:</b>	19/02392/FUL	<b>WARD:</b>	Claro
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	06.06.2019
<b>GRID REF:</b>	<b>E</b> 436785	<b>TARGET DATE:</b>	01.08.2019
	<b>N</b> 462756	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.70.76.A.FUL

**LOCATION:**

11 Low Field Lane Staveley HG5 9LB

**PROPOSAL:**

Demolition of garage and erection of single storey extension.

**APPLICANT:**

Mr I McCrea

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.07.2022.
- 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.484.001  
Rev A (received 06.06.2019)
- 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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<b>CASE NUMBER:</b>	19/02394/FUL	<b>WARD:</b>	Claro
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**CASE OFFICER:** Jeremy Constable  
**GRID REF:** E 439431  
N 458936

**DATE VALID:** 06.06.2019  
**TARGET DATE:** 01.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 25.07.2019

**APPLICATION NO:** 6.87.31.A.FUL

**LOCATION:**  
7 Green Lane Coneythorpe HG5 0RN

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

**APPLICANT:**  
Mr John Dixon

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 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.19/0975/03  
(Received 06.06.2019)  
Proposed plans and elevations: Drwg No.19/0975/02  
(Received 06/06.2019)
- 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.

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**CASE NUMBER:** 19/02502/FUL  
**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 431815  
N 464424

**WARD:** Claro  
**DATE VALID:** 20.06.2019  
**TARGET DATE:** 15.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 12.08.2019

**APPLICATION NO:** 6.68.93.I.FUL

**LOCATION:**

Park House Station Lane Burton Leonard HG3 3RX

**PROPOSAL:**

Conversion of outbuildings to form 1 dwelling

**APPLICANT:**

Mr & Mrs D Hammond

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 15466/9/10 and 11 received by the Local Planning Authority on the 13 June 2019 together with site plan 15466/07 received 5 August 2019.
- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.  
Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority.  
The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority.  
The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.  
Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
- 4 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. Charging points installed shall be retained thereafter for the lifetime of the development.
- 5 Before the first use of any materials in the external construction of the roof and walls



of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 6 Works must be undertaken outside of the main birds nesting (i.e. not March to August inclusively) unless a pre-commencement check by a suitably experienced ecologist determines that no actively nesting birds would be disturbed by such works. One integrated bat box and one covered platform for swallows shall be incorporated into converted building prior to its first occupation.
- 7 A hawthorn hedge shall be planted alongside the post and rail fencing that will demark the boundary of the domestic curtilage within the first planting season.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 4 In order to comply with Core Strategy policy EQ1.
- 5 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 6 To avoid harm to nesting birds during the course of works and to provide opportunities for swallows and bats to be able to continue to utilise the converted building.
- 7 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	19/01520/DISCON	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	05.04.2019
<b>GRID REF:</b>	E 428833	<b>TARGET DATE:</b>	31.05.2019
	N 465027	<b>REVISED TARGET:</b>	31.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.52.123.F.DISCON

**LOCATION:**

High Mill Farm High Street Markington Harrogate North Yorkshire HG3 3NR

**PROPOSAL:**

Approval of details required under conditions 7 (Contamination details), 17 (excavation & ground works) 19 (Surface Water details), 25 (Dirt Prevention details) and 26 (Construction Method Statement), and part of approval of condition 21 (Highway details) of planning permission 17/02938/FULMAJ - Retention of farmhouse, demolition of existing buildings and the erection of 25 dwellings with associated open space

**APPLICANT:**

Mulgrave Developments Ltd

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

- 1 Condition 7 - The Geodyne phase 1 desk study review and phase 2 ground investigation Report , a Sirius geotechnical letter report dated 31st January 2019 and a Sirius geotechnical remediation strategy dated April 2019 are considered acceptable to approve Parts A and B. The remediation works are to be validated to comply with YALPAG Verification Requirements for Cover Systems. A validation report required to demonstrate this before Part C can be approved. Part D requires compliance in the event of unexpected contamination.

- 2 Condition 17 - Final amended plans were approved on 11.07.2019. The approved details are as follows:-

General Arrangement C-60 D S38

Construction & Kerb Layout C-61 D S38

Construction & Kerbing C-62 E S38

Long Sections C-65 C

S104 Drainage Layout C-50 N

Private Levels C-70-1 B

Private Levels C-70-2 B

Landscape Proposals - Hard LL01 Rev A

- 3 Condition 19 - a final amended plan was approved on 11.07.2019. The approved details are as follows:-

S104 Drainage Layout C-50 N

Private Levels C-70-1 B

Private Levels C-70-2 B

- 4 Condition 21(i) - a final amended plan was approved on 11.07.2019. The approved details are as follows:-

S38 Chicane Details C-67 A

Further details will need to be submitted to discharge Condition 21 (ii) and (iii).

- 5 Condition 25 - Details of a Construction Management Plan prepared by Mulgrave Properties dated 04.04.2019 was submitted on 05.04.2019. The submitted details are considered to be acceptable.
- 6 . Condition 26 - Details of a Construction Management Plan prepared by Mulgrave Properties dated 04.04.2019 was submitted on 05.04.2019. The submitted details are considered to be acceptable.

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<b>CASE NUMBER:</b>	19/01845/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Laura Bromley	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	E 428479	<b>TARGET DATE:</b>	13.08.2019
	N 460603	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	13.08.2019

**APPLICATION NO:** 6.75.2.G.FUL

**LOCATION:**

Ripley Star Club Hotel-De-Ville Main Street Ripley Harrogate North Yorkshire HG3 3AX

**PROPOSAL:**

Installation of disabled access platform to south entrance with alterations to stairs and landing.

**APPLICANT:**

Ripley Star Club

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.08.2022.
- 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:** 19/01846/LB  
**CASE OFFICER:** Laura Bromley  
**GRID REF:** E 428479  
N 460603

**WARD:** Fountains & Ripley  
**DATE VALID:** 18.06.2019  
**TARGET DATE:** 13.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 13.08.2019

**APPLICATION NO:** 6.75.2.H.LB

**LOCATION:**

Ripley Star Club Hotel-De-Ville Town Hall Main Street Ripley Harrogate North Yorkshire HG3 3AX

**PROPOSAL:**

Listed building consent for the installation of disabled access platform to south entrance with alterations to stairs and landing.

**APPLICANT:**

Ripley Star Club

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 13.08.2022.
- 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 Section 18 of the Planning (Listed Building and Conservation Area) Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.

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**CASE NUMBER:** 19/02063/FUL  
**CASE OFFICER:** Laura Bromley  
**GRID REF:** E 425034  
N 475338

**WARD:** Fountains & Ripley  
**DATE VALID:** 07.06.2019  
**TARGET DATE:** 02.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.19.187.A.FUL

**LOCATION:**

Westfield Bungalow Azerley Ripon North Yorkshire HG4 3DT

**PROPOSAL:**

Demolition of agricultural building; Erection of agricultural building.

**APPLICANT:**

Mr M Stelling

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The building hereby approved shall only be used for the purposes of agriculture or agricultural storage as defined by Section 336 of the Town and Country Planning Act 1990.

**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.

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

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**CASE NUMBER:** 19/02360/DISCON  
**CASE OFFICER:** Anna Mason

**WARD:** Fountains & Ripley  
**DATE VALID:** 04.06.2019

**GRID REF:** E 432467  
N 469438  
**TARGET DATE:** 30.07.2019  
**REVISED TARGET:**  
**DECISION DATE:** 13.08.2019  
**APPLICATION NO:** 6.44.180.A.DISCON

**LOCATION:**  
Grange Farm Littlethorpe Road Littlethorpe HG4 3LG

**PROPOSAL:**  
Approval of details required under condition 4 (surface water drainage scheme) and condition 10 (surface water drainage scheme) of planning permission 19/0336/FUL - Demolition of existing buildings; Erection of 5 dwellings.

**APPLICANT:**  
ASF Developments Ltd

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](mailto: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 site drainage details submitted have not been approved for the purposes of adoption or diversion by Yorkshire Water. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRC publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

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**CASE NUMBER:** 19/02476/DVCON  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 432613  
N 468625  
**WARD:** Fountains & Ripley  
**DATE VALID:** 12.06.2019  
**TARGET DATE:** 07.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 25.07.2019  
**APPLICATION NO:** 6.44.134.F.DVCON

**LOCATION:**

Chestnut House Development Site Green Lane To Moorfields Littlethorpe HG4 3LR

**PROPOSAL:**

Variation of condition 2 (approved drawings) to enable alterations to the design of the approved dwellinghouse under planning permission 17/01245/FUL -Erection of 1 no. replacement dwelling.

**APPLICANT:**

Mr & Mrs A Allinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 2 The development hereby approved shall be carried out in accordance with the approved drawing numbered:  
\* A41-1-VOC1
- 3 The development shall be completed in accordance with the approved materials under conditions 3 and 4 of application 19/02752/DISCON.
- 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

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

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 5 In order to protect the visual amenities of the surrounding area in view of the prominence of this site.
- 6 In the interests of residential amenity and privacy.

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<b>CASE NUMBER:</b>	19/02509/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	E 421980	<b>TARGET DATE:</b>	12.08.2019
	N 470085	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.08.2019

**APPLICATION NO:** 6.41.14.FUL

**LOCATION:**

Myrtleberry Farm Grantley North Yorkshire HG3 4PR

**PROPOSAL:**

Formation of riding arena (Revised Scheme).

**APPLICANT:**

Mrs I Munyard

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, and as modified by the conditions of this



consent, received 5 August 2019:

Email entitled 'Re: 19/02509/FUL Myrtleberry Farm, Grantley - further information'.

- 3 e riding arena hereby permitted shall be for the private use of the applicant only and shall not be used for commercial purposes.

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 residential amenity and highway safety.

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<b>CASE NUMBER:</b>	19/02511/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	19.06.2019
<b>GRID REF:</b>	<b>E</b> 426166	<b>TARGET DATE:</b>	14.08.2019
	<b>N</b> 461858	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.74.162.E.FUL

**LOCATION:**

Highfield House Spinner Lane Clint HG3 3HL

**PROPOSAL:**

Change of use of equestrian ménage for agricultural/horticultural use; Installation of raised beds; Erection of greenhouse.

**APPLICANT:**

Mr Paul Hawkesworth

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 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 13th August 2019 and as modified by the conditions of this consent.
- 3 Prior to the installation of the raised beds, full details of the raised beds shall be submitted to the Local Planning Authority for approval. Details shall include the

height ,design and materials. The development shall be undertaken in accordance with the approved details and maintained and retained as such for the lifetime of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 In the interests of preserving the open character of the AONB

**INFORMATIVES**

- 1 The land is to be used for agricultural/horticultural purposes only and not for domestic purposes

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<b>CASE NUMBER:</b>	19/02541/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Laura Bromley	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	<b>E</b> 432393	<b>TARGET DATE:</b>	13.08.2019
	<b>N</b> 469193	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.44.130.A.FUL

**LOCATION:**

Jasmine Cottage Pottery Lane Littlethorpe Ripon North Yorkshire HG4 3LW

**PROPOSAL:**

Erection of single storey extension

**APPLICANT:**

Ms J Mundy

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

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 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 There is a history of ground instability in the area. This sometimes arises from the presence of peat, sometimes from gypsum and sometimes a combination. You are advised to satisfy yourself that there is no such problem on this site, or that any problem can be overcome by taking appropriate measures, before works commence.

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<b>CASE NUMBER:</b>	19/02555/TPO	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	21.06.2019
<b>GRID REF:</b>	<b>E</b> 428585	<b>TARGET DATE:</b>	16.08.2019
	<b>N</b> 461390	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.08.2019

**APPLICATION NO:** 6.75.50.F.TPO

#### LOCATION:

Birthwaite House Birthwaite Lane Ripley Harrogate North Yorkshire HG3 3JQ

#### PROPOSAL:

Various works to trees within Tree Preservation Order 78/2018.

#### APPLICANT:

Mr M Hilton

- 1 Part APPROVED and part REFUSED as set out below:

#### PART TO BE APPROVED:

Selective minor pruning to allow the boundary netting to be erected (to reduce the loss of tennis balls from the playing area) of trees within Tree Preservation Order 78/2018

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 above and no further pruning is permitted.

- 3 All works shall be undertaken by an appropriately experienced and 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 2 In order to maintain the amenity of the locality.
- 3 3 In the interests of good arboriculture practice.

PART TO BE REFUSED:

Proposed various works (including but not limited to a crown lift to 4.5 metres and lateral reduction of the trees on the long side of the boundary and crown lift of all trees to 2.5 metres) to trees within Tree Preservation Order 78/2018.

Reasons for refusal:

- 1 The proposed works would have a detrimental impact to the health of the trees and the amenity to the wider area. This would conflict with guidance National Planning Policy Framework and Policy EQ2 of the Core Strategy.
- 2 2 No technical justification which outweighs the amenity value of the trees has been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework and Policy EQ2 of the Core Strategy.

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<b>CASE NUMBER:</b>	19/02556/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	21.06.2019
<b>GRID REF:</b>	<b>E</b> 426297	<b>TARGET DATE:</b>	16.08.2019
	<b>N</b> 462900	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.61.10.H.FUL

**LOCATION:**

Hardgate Farm Bishop Thornton Harrogate North Yorkshire HG3 3JS

**PROPOSAL:**

Erection of a single storey extension and conservatory.

**APPLICANT:**

Mr S Hipps

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the details submitted and following submitted drawings:  
Proposed Erection of Single Storey Rear Extension reference 4604 dated 10.07.2019
- 3 The materials to be used in the construction of the external surfaces of the proposal hereby permitted shall match those specified in the planning application form dated 17.06.2019 with the exception of the timber cladding which was subsequently amended to stone. The external materials to be used in the construction of the external surfaces of the single storey extension hereby permitted shall match those used in the host dwelling.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02663/FUL	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	21.06.2019
<b>GRID REF:</b>	<b>E</b> 426859	<b>TARGET DATE:</b>	16.08.2019
	<b>N</b> 463799	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.61.179.A.FUL

**LOCATION:**

4 Drovers Fold Bishop Thornton HG3 3DJ

**PROPOSAL:**

Erection of single storey extension (revised scheme)

**APPLICANT:**

Mr S Holmes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;

Proposed Site plan; Drwg PL06 Rev A received 24.06.2019.  
Proposed Floor Plans; Drwg PL20 Rev A, received 24.06.2019.  
Proposed Roof Plan; Drwg PL22 Rev A, received 24.06.2019.  
Proposed Elevations; Drwg PL25 Rev A received 24.06.2019.

- 3 The external walling and roofing materials to the single storey extension hereby approved, must match those of the host dwelling in appearance.
- 4 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02841/PNA	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Naomi Waddington	<b>DATE VALID:</b>	03.07.2019
<b>GRID REF:</b>	<b>E</b> 430649	<b>TARGET DATE:</b>	28.08.2019
	<b>N</b> 468589	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.07.2019

**APPLICATION NO:** 6.44.166.F.PNA

**LOCATION:**

Chapel Garths Farm Littlethorpe Ripon North Yorkshire HG4 3AF

**PROPOSAL:**

Erection of agricultural building.

**APPLICANT:**

Mr M Rodney

Prior approval not required

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<b>CASE NUMBER:</b>	19/02961/DISCON	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	17.07.2019
<b>GRID REF:</b>	<b>E</b> 428990	<b>TARGET DATE:</b>	11.09.2019
	<b>N</b> 470087	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.39.23.L.DISCON

**LOCATION:**

The Byre Studley Roger Ripon North Yorkshire HG4 3AY

**PROPOSAL:**

Approval of details required under condition 10 (Materials) of planning permission 18/01745/DVCON - Variation of condition 2 (approved plans) to allow increase in building height, alterations to fenestration and addition of plant room of planning permission 14/02649/FUL - Conversion of outbuilding to form study/office and bedsit ancillary to main dwelling.

**APPLICANT:**

Mr D Elsy

2 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 A site visit was conducted on 25.07.2019 to view the sample brick panel. The materials viewed are considered acceptable. Only the approved materials are to be used in the reconstruction of the building in order to fully fulfil the terms of condition 10.
- 2 Only the approved brick material can be used in the construction of the dwellings at the site known as The Byre in order to fully fulfil the terms of condition 10.

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<b>CASE NUMBER:</b>	19/03069/OHLEXP	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	22.07.2019
<b>GRID REF:</b>	<b>E</b> 423117	<b>TARGET DATE:</b>	02.09.2019
	<b>N</b> 467551	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.51.OHLEXP

**LOCATION:**

Risplith East SW Risplith North Yorkshire

**PROPOSAL:**

Overhead Lines Exemption for a new wooden pole to support an overhead electricity line

**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.

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<b>CASE NUMBER:</b>	19/03124/AMENDS	<b>WARD:</b>	Fountains & Ripley
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	24.07.2019
<b>GRID REF:</b>	<b>E</b> 429010	<b>TARGET DATE:</b>	21.08.2019
	<b>N</b> 470192	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.39.4.D.AMENDS

**LOCATION:**

26 Studley Roger Village Studley Roger HG4 3AY

**PROPOSAL:**

Non-Material Amendment to alter roof pitch and fenestration of planning permission 15/03875/FUL -Demolition of 2 storey extension and walls, erection of single and 2 storey extensions, alterations to fenestration and extending roof to form link to extension.

**APPLICANT:**

Mr & Mrs Hughes

APPROVED

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<b>CASE NUMBER:</b>	19/01965/FUL	<b>WARD:</b>	Harrogate Bilton Woodfield
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	14.05.2019
<b>GRID REF:</b>	<b>E</b> 431054	<b>TARGET DATE:</b>	09.07.2019
	<b>N</b> 456901	<b>REVISED TARGET:</b>	01.08.2019



**DECISION DATE:** 31.07.2019

**APPLICATION NO:** 6.79.10278.C.FUL

**LOCATION:**

39 Charles Avenue Harrogate North Yorkshire HG1 4PE

**PROPOSAL:**

Demolition of conservatories and erection of two storey and single storey extension.  
(Revised Scheme).

**APPLICANT:**

Lee And Nadine Wilkinson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2022.
- 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 Plan: (Rec 09.05.2019)  
Proposed plans and elevations: Drwg No. C.A. (39) /  
02 Rev C (Rec 04.07.2019)
- 3 Except where explicitly stated otherwise within the application, 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:** 19/02154/FUL  
**CASE OFFICER:** Arthama Lakhanpall  
**GRID REF:** E 431364  
N 457259

**WARD:** Harrogate Bilton Woodfield  
**DATE VALID:** 18.06.2019  
**TARGET DATE:** 13.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 05.08.2019

**APPLICATION NO:** 6.79.14047.FUL

**LOCATION:**

75 Fountains Avenue Harrogate HG1 4ER

**PROPOSAL:**

Erection of replacement gable roof, porch and dormer extension.

**APPLICANT:**

Mr N Graves

5 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as modified by the conditions of this consent, received 25 June 2019:  
  
PP 44-04 Revision B - Proposed Ground First and Roof Plan  
PP 44-05 Revision B - Proposed Elevations and Section
- 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 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.

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<b>CASE NUMBER:</b>	19/00906/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	25.03.2019
<b>GRID REF:</b>	E 430466	<b>TARGET DATE:</b>	20.05.2019
	N 455220	<b>REVISED TARGET:</b>	08.08.2019
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.79.13159.A.FUL

**LOCATION:**

15-19 Station Bridge Harrogate HG1 1SP

**PROPOSAL:**

Conversion of existing A1 & A2 use premises to Use Class D1 for use as Dental and Orthodontic Practice; Installation of 4 no. condenser units.

**APPLICANT:**

Portman Healthcare Ltd

10 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.08.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the drawing references: AS00 and AL01 B dated and received by Harrogate Borough Council on 01.03.2019 and Drawing reference AV01 received by Harrogate Borough Council on 25.03.2019 and document titled 'Mitsubishi Electronic outdoor unit service manual - models MUZ-DM 25VA and MUZ-DM 35 VA' dated and received by Harrogate Borough Council on 27.06.19 and the details within the application form dated and received by Harrogate Borough Council on 01.08.2019 and as modified by this consent.
- 3 Prior to the dental practice coming into use an acoustic assessment of the existing and proposed condenser units, shall be carried out and submitted for the written approval of the Local Planning Authority. The acoustic assessment shall be carried out in accordance with BS4142:2014 . The condenser units shall be installed and maintained as outlined in the approved acoustic assessment unless otherwise approved in writing by the Local Planning Authority.
- 4 The use hereby permitted shall not be carried out other than between the hours of 0800-2000 Monday to Friday, 0830-1730 Saturday and shall not be carried on at all on Sundays and Public Bank Holidays.

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 residential amenity in accordance with policy SG4 of the Harrogate Core Strategy and guidance within the NPPF.
- 4 In the interest of residential amenity in accordance with policy SG4 of the Harrogate Core Strategy and guidance within the NPPF.

**INFORMATIVES**

- 1 It is noted that the drawings submitted with the planning application show proposed advertisement(s) that will require the separate express consent of the Borough Council under The Town and Country Planning (Control of Advertisements)

Regulations 2007. You are therefore advised not to display the advertisement(s) until such consent is obtained. Application forms are available from the Councils Department of Development Services.

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<b>CASE NUMBER:</b>	19/01043/LB	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	04.04.2019
<b>GRID REF:</b>	<b>E</b> 431028	<b>TARGET DATE:</b>	30.05.2019
	<b>N</b> 455405	<b>REVISED TARGET:</b>	13.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.7996.A.LB

**LOCATION:**

12 Park Parade Harrogate HG1 5AF

**PROPOSAL:**

Listed building application for erection of replacement dormer extensions and front steps, installation of roof vents and new and replacement windows and replacement of external wall render and uPVC and cast iron rainwater goods and internal alterations to include installation and re-siting of steps, replacement of flooring, structural components and partitions and removal of window with various repair works

**APPLICANT:**

Mr & Mrs T Perren

2 APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 12.08.2022.
- 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:

HBC/4095/02 Proposed Floor Plans, Elevations and Section Revision K - submitted 24 July 2019

HBC/4095/01 Existing Floor Plans, Elevations and Section - submitted 23 April 2019

D-CRPM-01 Roof light detail Revision G - submitted 7 August 2019

D-CRPM-02 Roof light detail Revision G - submitted 7 August 2019

D-CRPM-03 Roof light detail Revision G - submitted 7 August 2019

D-CRPM-04 Roof light detail Revision G - submitted 7 August 2019

Conservation Engineer's Report on Ground Floor Structure - submitted 6 August 2019

Email entitled 'Re: 12 Park Parade' - received 30 July 2019 at 12:58

Proposed 24mm Glazing Bar Section Detail - submitted 24 July 2019

Yorkshire Sliding Sash cross sections - submitted 17 July 2019

Sill - Slimline double glazed sliding sash - submitted 17 July 2019

- 3 Prior to its first use, samples of the external stone to be used in the development hereby approved shall be made available on site for the inspection by and written

approval of the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

- 4 Notwithstanding the submitted details, prior to commencement of the structural / repair works relating to the basement, a schedule of works shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the structural intervention, proposed floor construction, general repair works and proposed drainage system (floor and walls). The development shall then be carried out in strict accordance with the approved details.
- 5 Notwithstanding the submitted details, prior to commencement of works relating to the reconstruction of the front and rear dormer windows, constructional and joinery detail drawings (to include specification of materials and finishes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 6 Notwithstanding the submitted details, prior to commencement of works relating to the reconstruction of the front steps, and repair of the handrails and door case, a schedule of works shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 7 Notwithstanding the submitted details, prior to commencement of works relating to the ground floor structure repairs and levelling works, a schedule of works shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 8 All new windows shall be set back from the external face of the walls to form reveals to match the existing to the host dwelling.

Reasons for Conditions:-

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

<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	06.06.2019
<b>GRID REF:</b>	<b>E</b> 431028	<b>TARGET DATE:</b>	01.08.2019
	<b>N</b> 455405	<b>REVISED TARGET:</b>	13.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.7996.B.FUL

**LOCATION:**

12 Park Parade Harrogate North Yorkshire HG1 5AF

**PROPOSAL:**

Erection of replacement dormer extensions and front steps, installation of roof vents, replacement of external wall render and alterations to fenestration.

**APPLICANT:**

Mr And Mrs Perren

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 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:  
  
HBC/4095/02 Proposed Floor Plans, Elevations and Section Revision K - submitted 24 July 2019  
HBC/4095/01 Existing Floor Plans, Elevations and Section - submitted 23 April 2019  
D-CRPM-01 Roof light detail Revision G - submitted 7 August 2019  
D-CRPM-02 Roof light detail Revision G - submitted 7 August 2019  
D-CRPM-03 Roof light detail Revision G - submitted 7 August 2019  
D-CRPM-04 Roof light detail Revision G - submitted 7 August 2019  
Conservation Engineer's Report on Ground Floor Structure - submitted 6 August 2019  
Email entitled 'Re: 12 Park Parade' - received 30 July 2019 at 12:58  
Proposed 24mm Glazing Bar Section Detail - submitted 24 July 2019  
Yorkshire Sliding Sash cross sections - submitted 17 July 2019  
Sill - Slim line double glazed sliding sash - submitted 17 July 2019
- 3 Prior to its first use, samples of the external stone to be used in the development hereby approved shall be made available on site for the inspection by and written approval of the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.
- 4 All new windows shall be set back from the external face of the walls to form reveals to match the existing to the host dwelling.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of the character and appearance of the host building and conservation area.
- 4 In the interests of the character and appearance of the host building and conservation area.

## 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](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 vehicles are parked on any areas of the Stray.

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<b>CASE NUMBER:</b>	19/02118/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	06.06.2019
<b>GRID REF:</b>	<b>E</b> 430099	<b>TARGET DATE:</b>	01.08.2019
	<b>N</b> 455584	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.79.844.H.ADV

### LOCATION:

24 Kings Road Harrogate North Yorkshire HG1 5JW

### PROPOSAL:

Display of 2 no. non illuminated wall mounted signs.

### APPLICANT:

NYPD (KR) Limited

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

- 1 By virtue of their size, height, content and location, the signs have a detrimental impact on residential amenity and are considered to be visually intrusive in this location and harmful to the appearance of the building, locality and the setting within the conservation area. The proposal is considered contrary to Policy EQ2 and SG4 of the Harrogate District Core Strategy, Policies HD03, HD20 and HD22 of the Harrogate District Local Plan and guidance in the National Planning Policy

Framework.

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<b>CASE NUMBER:</b>	19/02180/ADV	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	20.05.2019
<b>GRID REF:</b>	<b>E</b> 430557	<b>TARGET DATE:</b>	15.07.2019
	<b>N</b> 455167	<b>REVISED TARGET:</b>	09.08.2019
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.79.5585.D.ADV

**LOCATION:**

Harrogate Baptist Church Victoria Avenue Harrogate North Yorkshire HG1 5RD

**PROPOSAL:**

Application for the display of 1 no. freestanding non-illuminated sign.

**APPLICANT:**

Rev Ann Chesworth

APPROVED subject to the following conditions:-

- 1 The advertisement hereby approved shall be displayed in strict accordance with the application form and the following amended submitted drawings and confirmation of materials correspondence (received 07.08.2019);

Proposed Site Plan; Received 07.08.2019.

Proposed Sign Elevation; Received 07.08.2019.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02363/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	12.06.2019
<b>GRID REF:</b>	<b>E</b> 430143	<b>TARGET DATE:</b>	07.08.2019
	<b>N</b> 455462	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.79.4325.P.FUL



**LOCATION:**

1-3 Cheltenham Crescent Harrogate HG1 1DH

**PROPOSAL:**

Installation of bi-fold doors.

**APPLICANT:**

Mr Thong

REFUSED. Reason(s) for refusal:-

- 1 The appearance, form and siting of the bi-folding doors would present an incongruous appearance which is out of keeping with the character and appearance of the host building, the terrace of building and the Conservation Area. The proposal conflicts with guidance in the National Planning Policy Framework, Harrogate Conservation Area Appraisal, House Extensions and Garages Design Guide, Policies EQ2 and SG4 of the Core Strategy and Saved Policies HD03, H15 and HD20 of the Local Plan.

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<b>CASE NUMBER:</b>	19/02447/DISCON	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Anna Mason	<b>DATE VALID:</b>	26.06.2019
<b>GRID REF:</b>	E 430857	<b>TARGET DATE:</b>	21.08.2019
	N 455047	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.79.3114.V.DISCON

**LOCATION:**

16 Queen Parade Harrogate HG1 5PP

**PROPOSAL:**

Approval of details required under condition 4 (Windows) of planning permission 16/00791/FUL - Erection of new dwelling and felling of 2 trees within the Harrogate Conservation Area (site are 0.04ha).

**APPLICANT:**

Quarters Developments Ltd

- 3 CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 In order to fully adhere to Condition 4, only the approved Window details can be implemented in the development. This grants approval for Window specification: Vinyl 3M Crystal Glass Finish Window covering, Product number: 7725SE-314 Dusted White, submitted under "Frosting Details" on the 26th June 2019.

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<b>CASE NUMBER:</b>	19/02458/FUL	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	11.06.2019
<b>GRID REF:</b>	<b>E</b> 430192	<b>TARGET DATE:</b>	06.08.2019
	<b>N</b> 455116	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.79.752.AE.FUL

**LOCATION:**

Hotel Du Vin Prospect Place Harrogate North Yorkshire HG1 1LB

**PROPOSAL:**

Installation of 2no replacement bay windows with repairs to framework and addition of corbels; replacement of box valley gutter.

**APPLICANT:**

Hotel Du Vin Trading Ltd

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the planning application form, Heritage Statement (June 2019), drawing references: HDV-0023, 003, 004, 'Site Location Plan' and 'Block Plan' dated and received by the Local Planning Authority on the 11 June 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:** 19/02459/LB  
**CASE OFFICER:** Aimée McKenzie  
**GRID REF:** E 430192  
N 455116

**WARD:** Harrogate Central  
**DATE VALID:** 11.06.2019  
**TARGET DATE:** 06.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 25.07.2019

**APPLICATION NO:** 6.79.752.AF.LB

**LOCATION:**

Hotel Du Vin Prospect Place Harrogate North Yorkshire HG1 1LB

**PROPOSAL:**

Listed building consent for installation of 2no replacement bay windows with repairs to framework and addition of corbels; replacement of box valley gutter.

**APPLICANT:**

Hotel Du Vin Trading Ltd

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before .
- 2 The development hereby approved shall be carried out in strict accordance with the Listed Building application form, Heritage Statement (June 2019), drawing references: HDV-0023, 003, 004, 'Site Location Plan' and 'Block Plan' dated and received by the Local Planning Authority on the 11 June 2019.

Reasons for Conditions:-

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

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**CASE NUMBER:** 19/02680/ADV  
**CASE OFFICER:** Natalie Ramadhin  
**GRID REF:** E 430292  
N 455201

**WARD:** Harrogate Central  
**DATE VALID:** 24.06.2019  
**TARGET DATE:** 19.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 06.08.2019

**APPLICATION NO:** 6.79.7807.D.ADV

**LOCATION:**

7-11 Princes Street Harrogate HG1 1NG

**PROPOSAL:**

Display of non-illuminated fascia signage and 1 no. non-illuminated hanging sign on front elevation.

**APPLICANT:**

Mr David Wright

APPROVED subject to the following conditions:-

- 1 The advertisements hereby permitted shall be displayed strictly in accordance with the details shown on:  
Site location plan: Area 2 HA, 7-11 Princes Street, received on the 24th June 2019.  
Existing and proposed shopfront sign elevations: received on the 24th June 2019.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/03041/AMENDS	<b>WARD:</b>	Harrogate Central
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	18.07.2019
<b>GRID REF:</b>	E 430411	<b>TARGET DATE:</b>	15.08.2019
	N 454878	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.79.13875.AMENDS

**LOCATION:**

6 Robert Street Harrogate HG1 1HP

**PROPOSAL:**

Non-material amendment to allow alternative window/door positions/sizes to rear elevation of planning permission 18/04635/FUL - Part demolition and rebuild of attached outhouse, installation of dormer, formation of doorways, application of render and alterations to fenestration. (Revised Scheme).

**APPLICANT:**

Mr Whittingham

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby approved shall be carried out in strict accordance with the

details within the application form and the following amended plans and drawings:  
Proposed Plans and Elevations, Dwg no. 1805.P01 (revision C), received by  
Harrogate Borough Council 18 July 2019.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02216/PNH	<b>WARD:</b>	Harrogate Coppice Valley
<b>CASE OFFICER:</b>	Gillian Pinna-Morrell	<b>DATE VALID:</b>	04.06.2019
<b>GRID REF:</b>	<b>E</b> 430600	<b>TARGET DATE:</b>	30.07.2019
	<b>N</b> 456081	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.79.13996.B.PNH

**LOCATION:**

Rear Of 22 - 24 Back Elmwood Street Harrogate North Yorkshire HG1 5HE

**PROPOSAL:**

Prior notification for change of use from light industrial (Use class B1c) to 4 flats (Use class C3)

**APPLICANT:**

Mr D Russell

APPROVED subject to the following conditions:-

- 1 The building to which this Prior Notification relates is identified on the following drawings:

Site Location Plan: 2217 2008 24.07.19

Red Line Plan: 2217 2007 24.07.19

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

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<b>CASE NUMBER:</b>	19/02505/COU	<b>WARD:</b>	Harrogate Coppice Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	13.06.2019
<b>GRID REF:</b>	<b>E</b> 430329	<b>TARGET DATE:</b>	08.08.2019
	<b>N</b> 456295	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.79.14079.COU

**LOCATION:**

The Studio Unit 1 Rear Of 2A And 2B Dixon Terrace Harrogate North Yorkshire HG1 2AP

**PROPOSAL:**

Change of use from Warehouse (B8) to Retail (A1).

**APPLICANT:**

John Harr Properties Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.07.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

- 3 The premises shall only be open for customer business and deliveries between the hours of 9am and 6pm on Mondays to Fridays; 10am until 2pm on a Saturday and at no time on a Sunday or Bank Holiday
- 4 Suitable and sufficient provision shall be made for:
  - i. the storage and containment of commercial refuse prior to collection.
  - ii. access for collection of refuse

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 preserving the residential amenity of the neighbouring properties
- 4 In the interests of pollution control and residential amenity

**INFORMATIVES**

- 1 This approval does not grant consent for any external alterations to the building, any external lighting scheme or any advertisements

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<b>CASE NUMBER:</b>	19/00690/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	19.02.2019
<b>GRID REF:</b>	<b>E</b> 428653	<b>TARGET DATE:</b>	16.04.2019
	<b>N</b> 455055	<b>REVISED TARGET:</b>	01.08.2019
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.79.11197.B.FUL

**LOCATION:**

92 Cornwall Road Harrogate North Yorkshire HG1 2NG

**PROPOSAL:**

Erection of single, two, three storey and dormer extension and porch, alterations to fenestration and demolition of garage.

**APPLICANT:**

Mrs L Westerman Holt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.07.2022.
- 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:

18:08:7117:10 Revision C Plans & Elevations - submitted 28 June 2019

18:08:7117:07 Revision C Site Plan - submitted 17 June 2019

- 3 The external materials of the extensions hereby approved shall match those as existing to the host dwelling.
- 4 All new doors and windows shall be set back from the external face of the walls to form reveals to match the existing to the dwelling.
- 5 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.
- 6 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 hereby approved.
- 7 The garage hereby approved shall remain ancillary to the main residential use of the dwelling known as '92 Cornwall Road'. It shall not be sold, let or used separately otherwise than by members of the family of the occupiers for the time being of 92 Cornwall Road '.

Reasons for Conditions:-

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

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**CASE NUMBER:** 19/02490/COU  
**CASE OFFICER:** David Potts  
**GRID REF:** E 429775  
N 455920

**WARD:** Harrogate Duchy  
**DATE VALID:** 14.06.2019  
**TARGET DATE:** 09.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 30.07.2019

**APPLICATION NO:** 6.79.7061.G.COU

**LOCATION:**

17 Ripon Road Harrogate North Yorkshire HG1 2JL

**PROPOSAL:**

Change of use for 1 ground floor hotel room (Use class C1) to a hairdressers (Use class A1).

**APPLICANT:**

The Bijou

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.07.2022.
- 2 The use hereby permitted shall not be carried out other than between the hours of 10:00 to 17:00 Tuesday to Saturday, and shall not be carried at all on Sundays and Mondays.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In the interest of general amenity.

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<b>CASE NUMBER:</b>	19/02508/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	13.06.2019
<b>GRID REF:</b>	E 429573	<b>TARGET DATE:</b>	08.08.2019
	N 456044	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.79.9944.E.FUL

**LOCATION:**

1 Kent Drive Harrogate HG1 2LG

**PROPOSAL:**

Erection of single and two storey extensions, terrace and verandah with screens, external stairs and gate, removal of chimney and alterations to fenestration (Revised Scheme).

**APPLICANT:**

Mr & Mrs R Martin

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 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 including all heads and cills of the proposed development shall match the stonework of the host dwelling in type, size, colour, dressing and coursing.
- 5 All new doors and windows shall be set back from the external face of the walls to form reveals to match the existing to the dwelling.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted other than those hereby approved.
- 7 The 1.8 metre high screens in the development hereby permitted shall be maintained and retained at all times in perpetuity.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02520/TPO	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Francesca McGibbon	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	<b>E</b> 428798	<b>TARGET DATE:</b>	09.08.2019
	<b>N</b> 455018	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.79.13053.C.TPO

**LOCATION:**

Pineheath 80 Cornwall Road Harrogate North Yorkshire HG1 2NF

**PROPOSAL:**

Crown lift of 4 Lime trees and 1 Cypress Tree (T1, T2, T3, T4, T5) of 2.5 metres to achieve a maximum highway clearance of 5 metres, and a crown reduction of 1 Lime Tree (T6) to achieve a maximum highway clearance of 3 metres between the ground and the branch tips.

**APPLICANT:**

Mr J Shaw

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, Crown lift trees T1, T2, T3, T4, T5 & T6 to achieve a maximum clearance on the street side (Cornwall Road) of 2.5 metres between the branch tips and the ground level only (i.e. Highways Act clearances over footpaths), to achieve a maximum clearance on the street side (Cornwall Road) of 5 metres for T6 between the branch tips and the ground level only and crown lift on the property side (Pineheath) to achieve a maximum clearance of 3 metres between the ground and the branch tips, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02587/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	E 428933	<b>TARGET DATE:</b>	09.08.2019
	N 455159	<b>REVISED TARGET:</b>	

**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.79.12709.B.FUL

**LOCATION:**

30 Rutland Drive Harrogate North Yorkshire HG1 2NS

**PROPOSAL:**

Erection of a sun lounge.

**APPLICANT:**

Mr And Mrs Lindley

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Location plan: 30 Rutland Drive  
Existing plans, elevations and section: project single storey extension to rear of dwelling, drawing number G17-01, dated Oct 2018.  
Proposed plans, elevations and section: project single storey extension to rear of dwelling, drawing number G17-02, dated Oct 2018.
- 3 The materials to be used in the construction of the external walling of the extension hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

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

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**CASE NUMBER:** 19/02592/FUL  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 429287  
N 455818

**WARD:** Harrogate Duchy  
**DATE VALID:** 17.06.2019  
**TARGET DATE:** 12.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 26.07.2019

**APPLICATION NO:** 6.79.4838.J.FUL

**LOCATION:**

23 Oakdale Harrogate North Yorkshire HG1 2LL

**PROPOSAL:**

Part demolition of existing single-storey extension; Erection of single storey extension -  
REVISED SCHEME.

**APPLICANT:**

Mr J Gamester

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following amended drawings submitted with the application;  
  
Location Plan; received 17.06.2019  
Construction Site Plan; received 17.06.2019  
Proposed Floor plans Elevations and Section drawings; received 15.07.2019
- 3 Prior to the commencement of development including the delivery of equipment, machinery or materials to site, fencing within the Construction site plan (received 17.06.2019) 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:** 19/02777/FUL  
**CASE OFFICER:** Natalie Ramadhin  
**GRID REF:** E 429032  
N 455775

**WARD:** Harrogate Duchy  
**DATE VALID:** 28.06.2019  
**TARGET DATE:** 23.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 14.08.2019

**APPLICATION NO:** 6.79.14096.FUL

**LOCATION:**

12 Dorset Close Harrogate HG1 2LR

**PROPOSAL:**

Erection of single storey extension; conversion of garage to form habitable accommodation; alteration to fenestration.

**APPLICANT:**

Yorkie Development Ltd

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Location plan: 12 Dorset Close, Harrogate, HG1 2LR, received 28th June 2019.  
Planning drawings - elevations, floor plans and site plan: drawing number: 1943-01A, dated June 2019, received and uploaded to the public file on the 1st August 2019.
- 3 The materials to be used in the construction of the external walling and roof of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:-

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

**INFORMATIVES**

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto: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.

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**CASE NUMBER:** 19/02819/TPO  
**CASE OFFICER:** Katie Lois  
**GRID REF:** E 429538  
N 455300

**WARD:** Harrogate Duchy  
**DATE VALID:** 02.07.2019  
**TARGET DATE:** 27.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 14.08.2019

**APPLICATION NO:** 6.79.781.X.TPO

**LOCATION:**

Windsor House Cornwall Road Harrogate North Yorkshire

**PROPOSAL:**

Felling of 1no Silver Birch tree T2 of Tree Preservation Order 03/1997, Felling of 1 no Walnut tree, 1no Ash tree and deadwooding of 1no Sycamore tree within W2 of Tree Preservation Order 10/2000.

**APPLICANT:**

Flora-Tec Ltd

APPROVED subject to the following conditions:-

- 1 The works hereby approved shall be completed within two years of the date of this decision.
- 2 The proposed works, the felling of 1no Silver Birch tree the felling of 1 no Walnut tree; 1no Ash tree and dead wooding of 1no Sycamore tree, 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 Tree(s) to be planted in prepared pit, which is 50% larger than root ball of the tree to be planted. The sides of the planting to are to be forked over to help alleviate compaction and allow the tree roots to become established.

Tree(s) to be planted with the root collar at the same level as the surrounding soil levels.

Tree(s) to be anchored with a single stake angled at 45% and attached the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.

Tree(s) to be planted in the first planting season after the felling of the noted trees and between November and March in positons to be agreed in writing with the LPA.

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



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

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02851/FUL	<b>WARD:</b>	Harrogate Duchy
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	04.07.2019
<b>GRID REF:</b>	<b>E</b> 428913	<b>TARGET DATE:</b>	29.08.2019
	<b>N</b> 454939	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.79.14103.FUL

**LOCATION:**

4 Sussex Avenue Harrogate HG1 2NZ

**PROPOSAL:**

Erection of orangery

**APPLICANT:**

Mr Gavin Rae

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 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 2841/02 received 04.07.2019.  
Proposed Block Plan; received 04.07.2019.

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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<b>CASE NUMBER:</b>	19/02217/FUL	<b>WARD:</b>	Harrogate Fairfax
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	04.06.2019
<b>GRID REF:</b>	<b>E</b> 432934	<b>TARGET DATE:</b>	30.07.2019
	<b>N</b> 455673	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.07.2019

**APPLICATION NO:** 6.79.14073.FUL

**LOCATION:**

10 Sycamore Drive Harrogate North Yorkshire HG2 7PU

**PROPOSAL:**

Replacement of roof materials.

**APPLICANT:**

Mr R Coppinger

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application;

Proposed Roof Elevation Plan Received 04.06.2019

Proposed Roof Plan Received 04.06.2019

Proposed 10 Panel Layout Received 24.07.2019

- 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	19/02586/FUL	<b>WARD:</b>	Harrogate Fairfax
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	21.06.2019
<b>GRID REF:</b>	<b>E</b> 432830	<b>TARGET DATE:</b>	16.08.2019
	<b>N</b> 455733	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.79.14089.FUL

**LOCATION:**

12 Avenue Street Harrogate HG2 7PF

**PROPOSAL:**

Demolition of existing lean to extension. Erection of single storey extension.

**APPLICANT:**

Ms M Lewis

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 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 1353/2A received 09.07.2019.  
Proposed Location plan; Drwg 1353/3 received 18.06.2019.

- 3 The external materials to the single storey extension hereby approved, must match those of the host dwelling in appearance.

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.

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<b>CASE NUMBER:</b>	19/03020/AMENDS	<b>WARD:</b>	Harrogate Fairfax
<b>CASE OFFICER:</b>	David Potts	<b>DATE VALID:</b>	17.07.2019
<b>GRID REF:</b>	<b>E</b> 432481	<b>TARGET DATE:</b>	14.08.2019
	<b>N</b> 455089	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.08.2019

**APPLICATION NO:** 6.79.7401.A.AMENDS

**LOCATION:**

44 Woodlands Avenue Harrogate North Yorkshire HG2 7SJ

**PROPOSAL:**

Non-material amendment to allow relocation of downstairs window of planning permission 18/01809/FUL - Erection of two storey extension.

**APPLICANT:**

Mr M Jefferson

APPROVED

**INFORMATIVES**

- 1 This decision only relates to the non material amendments sought. It is NOT a reissue of the original planning permission which still stands and the two documents should be read together. The conditions from the original decision are therefore carried forward, with the additional side window needing to be obscure glazed to level 3 or higher of the Pilkington scale.

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<b>CASE NUMBER:</b>	18/02960/FULMAJ	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Mark Williams	<b>DATE VALID:</b>	02.08.2018
<b>GRID REF:</b>	<b>E</b> 429080	<b>TARGET DATE:</b>	01.11.2018
	<b>N</b> 453309	<b>REVISED TARGET:</b>	31.07.2019
		<b>DECISION DATE:</b>	31.07.2019

**APPLICATION NO:** 6.79.13821.FULMAJ

**LOCATION:**

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

**PROPOSAL:**

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

**APPLICANT:**

Mulgrave Developments Ltd

4

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by the following drawings and as modified by the conditions of this consent.
  - 1073.05J Proposed Site Layout - Mono - 30.10.18
  - 1073.05I Proposed Site Layout - Colour - 30.10.18
  - 10442-005 rev D Access Arrangement 17.01.19
  - 1073.08E Proposed Boundary Treatment Layout - 09.11.18
  - 1073.09C Proposed Materials Layout - 09.11.18
  - 1073.10C Proposed Streetscapes - 09.11.18
  - 1073.15A Proposed Site Layout - Affordable Housing Units - 09.11.18
  - 1073.20 1800 Timber Fence
  - 1073.21 1800 Wall with Timber Infill
  - 1073.22 Timber Knee Rail
  - 1073.50A - 1B Semi Plans and Elevations - 28.09.18
  - 1073.52B - 2B Semi Plans and Elevations - 09.11.18
  - 1073.53B - A3 Affordable Plans and Elevations - 09.11.18
  - 1073.54B - A3 Semi Plans and Elevations - 09.11.18
  - 1073.55B - N Type Plans and Elevations - 09.11.18
  - 1073.56B - PEN Type Plans and Elevations - 09.11.18
  - 1073.57B - CHE Type Plans and Elevations - 09.11.18
  - 1073.58B - FAI Type Plans and Elevations - 09.11.18
  - 1073.59B - R Type Plans and Elevations - 12.11.18
  - 1073.60A - R Type Plans and Elevations - 28.09.18
  - 1073.61B - S Type Plans and Elevations - 09.11.18
  - 1073.62B - LET Type Plans - 09.11.18
  - 1073.63B - LET Type Elevations - 09.11.18
  - 1073.71B - Single Garage Plans and Elevations - 12.11.18
  - 1073.72B - Double Garage Plans and Elevations - 12.11.18
- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

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

commencement of the remediation scheme works.

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

- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 5 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of brick to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample brickwork panel shall be retained on site during the period of construction of all external walls that are constructed in brick.
- 6 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 7 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 8 The site shall be developed with separate systems of drainage for foul and surface water.
- 9 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
  - i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and
  - ii) the means by which the discharge rate shall be restricted to a maximum rate of 2.9 litres per second.
- 10 No operations shall commence on site or any development be commenced before

the developer has implemented the report detail including root protection area (RPA) (as per Smeeden Foreman Tree Drawing SF 2791 dated June 2018) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.

- 11 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 12 A) No demolition/development shall commence until a Written Scheme of Investigation for archaeological recording has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  1. The programme and methodology of site investigation and recording
  2. Community involvement and/or outreach proposals
  3. The programme for post investigation assessment
  4. Provision to be made for analysis of the site investigation and recording
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  6. Provision to be made for archive deposition of the analysis and records of the site investigation
  7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- 13 Construction in the relevant area(s) of the site shall not commence until the means of ensuring protection of the 6" diameter water main that is laid within the site layout have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

- 14 The bathroom windows to the houses on Plots 11, 12, 21 and 22 shall be 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.
- 15 A Construction Environmental Management Plan (Biodiversity) must be submitted for the written agreement of the local planning authority prior to the commencement of works.
- 16 An Ecological Mitigation and Enhancement Scheme to include details of native scrub, wildflower planting, bat and swift bricks etc. This scheme (which can be incorporated within the site landscape management plan) must be submitted and agreed by the LPA prior to the first occupation of any dwelling.
- 17 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
  - (1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
    - (a) the proposed highway layout including the highway boundary
    - (b) dimensions of any carriageway, cycleway, footway, and verges
    - (c) visibility splays
    - (d) the proposed buildings and site layout, including levels
    - (e) accesses and driveways
    - (f) drainage and sewerage system
    - (g) lining and signing
    - (h) traffic calming measures
    - (i) all types of surfacing (including tactile), kerbing and edging.
    - (j) Kassell kerbs must be installed on the footpath radius, and adjacent for the length of the speed table.
    - (k) A speed table must be installed and constructed on the 1st corner leading into the site, to the satisfaction of the Local Highway Authority.
  - (2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
    - (a) the existing ground level
    - (b) the proposed road channel and centre line levels
    - (c) full details of surface water drainage proposals.
  - (3) Full highway construction details including:
    - (a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways



and footways/footpaths

(b) when requested cross sections at regular intervals along the proposed roads showing the

existing and proposed ground levels

(c) kerb and edging construction details

(d) typical drainage construction details.

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

(5) Details of all proposed street lighting.

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

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

(8) A programme for completing the works.

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

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

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

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

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

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

(ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.

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

The required highway improvements shall include:

- a. Provision of tactile paving
  - b. Construct dropped crossings at the roundabout to the north east of the site, on both the Whinney Lane leg, and Beckwith Road leg to the satisfaction of the Local Highway Authority.
- 21 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under Condition No. 20:
- a. Provision of tactile paving
  - b. Construct dropped crossings at the roundabout to the north east of the site, on both the Whinney Lane leg, and Beckwith Road leg to the satisfaction of the Local Highway Authority.
- 22 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Y81:1073.05. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 23 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- 24 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 25 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
- (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
  - (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

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

- 26 Development other than that required to be carried out as part of an approved scheme of remediation must not commence for any phase of the development until a Construction Method Statement has been submitted and approved by the Local Planning Authority. Once approved the statement shall be adhered throughout the construction period. The statement shall include the following:
- i. The parking of vehicles of site operatives and visitors
  - ii. Loading and unloading of plant and materials
  - iii. Storage of plant and materials used in construction of the development
  - iv. Erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
  - v. Measures to prevent mud/dirt being deposited on the highway
  - vi. Measures to control the emission of noise, dust and dirt during construction
  - vii. A scheme for recycling/disposing of waste resulting from demolition and construction works
  - viii. Details of routes to be used by HGV construction traffic
  - ix. Management and control of HGV construction traffic
  - x. Traffic management plan
  - xi. A programme of works
  - xii. Site working hours and delivery times
  - xiii. Highway Condition Survey prior to any HGVs
  - xv. noise and vibration mitigation measures with respect to all demolition and construction activities including piling operations.
- 27 No removal of trees or shrubs shall be undertaken during the main birds breeding season (March-August inclusively) unless a survey, undertaken within 48 hours of the commencement of such works by a suitably experienced ecologist, demonstrates that no actively nesting birds are present, that are likely to be disturbed by the works.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In order to ensure that the materials used conform to the amenity requirements of the

locality.

- 6 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 7 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 8 To prevent pollution of the water environment.
- 9 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 10 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 11 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 12 In accordance with Section 12 of the NPPF (paragraph 199) as the site is of archaeological significance.
- 13 In the interest of satisfactory and sustainable drainage.
- 14 In the interests of privacy and residential amenity.
- 15 To ensure that harm to protected species and that the spread of alien species is avoided during construction.
- 16 To provide ecological mitigation and improvements in accordance with NPPF paragraph 175.
- 17 To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
- 18 To ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 19 In the interests of highway safety.
- 20 To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 21 The interests of the safety and convenience of highway users.
- 22 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 23 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 24 In the interests of highway safety and the general amenity of the area.
- 25 To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
- 26 To avoid interference with the free flow of traffic and to secure safe and appropriate access and egress to the site in the interests of safety and convenience of highway users in accordance with Core Strategy Policy SG4.
- 27 In order to protect nesting birds.

## INFORMATIVES

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

Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) to obtain up-to-date information regarding the line of the route of the way. The applicant should

discuss with the Highway Authority any proposals for altering the route.

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

- 2 In imposing Condition No. 17 above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.
- 3 There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

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<b>CASE NUMBER:</b>	19/02343/FUL	<b>WARD:</b>	Harrogate Harlow
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	03.06.2019
<b>GRID REF:</b>	E 428510	<b>TARGET DATE:</b>	29.07.2019
	N 453710	<b>REVISED TARGET:</b>	08.08.2019
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.79.6841.S.FUL

**LOCATION:**

Central House Otley Road Harrogate North Yorkshire

**PROPOSAL:**

Change of use from offices (Use class B1) to cafe (Use class A3) and external alterations to include new entrance.

**APPLICANT:**

Dooba Investments II Ltd

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the application form, drawing references: (90) 001, (20) 201, 293-P-002, 293-P-001 Rev A and (90) 003 Rev A dated and received by the Local Planning Authority on the 3 June 2019.
- 3 Prior to the commencement of development a scheme containing full details of arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues, shall be submitted to and approved in writing by the local planning authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted

is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when cooking is being carried out unless otherwise agreed beforehand 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 in the interests of proper planning.
- 3 To protect the amenities of nearby occupants in line with policy SG4 of the Core Strategy and the NPPF.

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<b>CASE NUMBER:</b>	19/02414/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Gillian Pinna-Morrell	<b>DATE VALID:</b>	07.06.2019
<b>GRID REF:</b>	E 430692	<b>TARGET DATE:</b>	02.08.2019
	N 455520	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	02.08.2019

**APPLICATION NO:** 6.79.5433.B.FUL

**LOCATION:**

Dane Court 25 Park View Harrogate HG1 5LY

**PROPOSAL:**

Erection of ground floor extension; Formation of 2no. additional apartments.

**APPLICANT:**

Samara Homes

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
  
Floor Plans As Proposed: 1457 P1 Revision C  
Elevations As Proposed: 1502 P2 Revision A.
- 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 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	19/02445/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	19.06.2019
<b>GRID REF:</b>	<b>E</b> 430914	<b>TARGET DATE:</b>	14.08.2019
	<b>N</b> 456133	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.79.999.C.FUL

**LOCATION:**

24 Grove Park Terrace Harrogate HG1 4BW

**PROPOSAL:**

Conversion of existing garage to form additional living accommodation including alterations to fenestration.

**APPLICANT:**

Ardengate Capital Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 All external stonework of the proposed development shall match the stonework of the original building in type, size, colour, dressing and coursing.

Reasons for Conditions:-

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

## INFORMATIVES

- 1 The alterations hereby approved shall comply with current Building Regulations.
- 2 The license holder will need to apply to Private Sector Housing to vary the current HMO licence to take account of the alterations. Please contact 01423 500 600 for further information.
- 3 The building is on the HMO register and is licenced for 9 bedsits.

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<b>CASE NUMBER:</b>	19/02581/FUL	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	19.06.2019
<b>GRID REF:</b>	<b>E</b> 430839	<b>TARGET DATE:</b>	14.08.2019
	<b>N</b> 455891	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.11917.B.FUL

### LOCATION:

Flat 2 111 Dragon Parade Harrogate HG1 5DG

### PROPOSAL:

Proposed erection of rear dormer extension and installation of 3 roof lights

### APPLICANT:

Mr C Green

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following plans and drawings:
  - Location Plan: Drwg No.01920-100 (received 18.06.19)
  - Site Plan: Drwg No.01920-110 (received 18.06.19)
  - Proposed Plans: Drwg No.01920-210 (received 18.06.19)
  - Proposed Section: Drwg No.01920-211 (received 18.06.19)
  - Proposed Section and Elevation: Drwg No.01920-212 (received 18.06.19)
- 3 The roof lights hereby permitted shall be of the conservation type, have recessed installation so that the roof light sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape roof light is required and the flashing of the opening shall be carried out in traditional lead work.



Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02684/TPO	<b>WARD:</b>	Harrogate High Harrogate
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	24.06.2019
<b>GRID REF:</b>	<b>E</b> 430968	<b>TARGET DATE:</b>	19.08.2019
	<b>N</b> 455558	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.79.11900.B.TPO

**LOCATION:**

Esscroft Walkers Passage Harrogate HG1 5AQ

**PROPOSAL:**

Lateral reduction (by 1.5 m) to 1 Beech tree (T1) of Tree Preservation Order 78/2007

**APPLICANT:**

Mr Tom Howie

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, Lateral reduction (by 1.5 m) to 1 Beech tree (T1) of Tree Preservation Order 78/2007, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/01839/FUL	<b>WARD:</b>	Harrogate Hookstone
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	28.05.2019
<b>GRID REF:</b>	<b>E</b> 433464	<b>TARGET DATE:</b>	23.07.2019
	<b>N</b> 455318	<b>REVISED TARGET:</b>	14.08.2019
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.79.1308.U.FUL

**LOCATION:**

Hookstone Chase Community Centre Hookstone Chase Harrogate North Yorkshire HG2 7DJ

**PROPOSAL:**

Erection of 2 no. single storey extensions.

**APPLICANT:**

Acorns In Eldwick

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form received by the Local Planning Authority on 29 April 2019, drawing ref: 220 and 100 dated received by the Local Planning Authority on 4 August 2019 or as modified by this consent.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02415/ADV	<b>WARD:</b>	Harrogate Hookstone
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	07.06.2019

**GRID REF:** E 433082  
N 455402  
**TARGET DATE:** 02.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 02.08.2019  
**APPLICATION NO:** 6.79.8669.C.ADV

**LOCATION:**  
Carpet Right Plumpton Park Harrogate HG2 7LD

**PROPOSAL:**  
Display of 2 no. LED Displays.

**APPLICANT:**  
Wren Kitchens

REFUSED. Reason(s) for refusal:-

- 1 The proposed internally illuminated digital display screens, by virtue of their siting, scale and method of illumination, would have a detrimental impact on the residential amenity of the area and are considered to represent a visually intrusive and unacceptable form of signage in a manner that is harmful to the visual amenity of the locality. The nature and siting of the signs could harm the existing level of public safety enjoyed in the locality. The proposal is therefore considered to be contrary to Policy HD22 of the Harrogate District Local Plan, Policies EQ2 and SG4 of the Harrogate District Core Strategy and guidance in the National Planning Policy Framework.

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**CASE NUMBER:** 18/03616/DISCON  
**CASE OFFICER:** Jeremy Constable  
**GRID REF:** E 432128  
N 456387  
**WARD:** Harrogate Kingsley  
**DATE VALID:** 05.09.2018  
**TARGET DATE:** 31.10.2018  
**REVISED TARGET:**  
**DECISION DATE:** 09.08.2019

**APPLICATION NO:** 6.79.1554.U.DISCON

**LOCATION:**  
Kingsley Farm Kingsley Road Harrogate HG1 4RF

**PROPOSAL:**  
Application for approval of details required under condition 5 (Landscape Scheme) of permission 16/02574/REMMAJ - Reserved matters application for the residential development of 61 dwellings with access, appearance, landscaping, layout and scale considered (site area 3.31 ha).

**APPLICANT:**  
Mr Adam Patterson

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<b>CASE NUMBER:</b>	19/01331/DISCON	<b>WARD:</b>	Harrogate Kingsley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	27.03.2019
<b>GRID REF:</b>	<b>E</b> 431853	<b>TARGET DATE:</b>	22.05.2019
	<b>N</b> 456117	<b>REVISED TARGET:</b>	31.07.2019
		<b>DECISION DATE:</b>	29.07.2019

**APPLICATION NO:** 6.79.13298.DISCON

**LOCATION:**

Land Comprising Field At 431853 456117 Kingsley Drive Harrogate North Yorkshire

**PROPOSAL:**

Approval of details required under conditions 3 (Plant details), 4 (Soil details), 9 (Surface Water details) and 10 (Highway details) of planning permission 16/02967/FULMAJ - Erection of 26 residential dwellings with associated access.

**APPLICANT:**

Persimmon Homes Yorkshire

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	19/02561/FUL	<b>WARD:</b>	Harrogate Kingsley
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	<b>E</b> 431862	<b>TARGET DATE:</b>	12.08.2019
	<b>N</b> 455767	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.79.14080.FUL

**LOCATION:**

20 Birstwith Road Harrogate HG1 4TG

**PROPOSAL:**

Erection of a single storey extension and alterations to the footprint and fenestration of existing garage.

**APPLICANT:**

Mr And Mrs Henderson

1

APPROVED subject to the following conditions:-

1

The development hereby permitted shall be begun on or before 09.08.2022.

- 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 Plan and Site Plan: Drwg No.19/0977/02  
(received 17.06.2019)  
Proposed Plans and Elevations: Drwg  
No.19/0977/01 Rev A (rec 17.06.2019)
- 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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<b>CASE NUMBER:</b>	19/02797/FUL	<b>WARD:</b>	Harrogate Kingsley
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	01.07.2019
<b>GRID REF:</b>	<b>E</b> 431620	<b>TARGET DATE:</b>	26.08.2019
	<b>N</b> 455785	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.14100.FUL

**LOCATION:**  
12 Roseville Drive Harrogate HG1 4SZ

**PROPOSAL:**  
Erection of 2 no. single storey extensions and 1 no. two storey extension

**APPLICANT:**  
Mr Karl Rodman & Ms Lisa Radoje

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 1940-01 received by the Local Planning Authority on the 1 July 2019.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no further windows shall be inserted in the north-eastern elevations 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 privacy and residential amenity.

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<b>CASE NUMBER:</b>	19/02215/FUL	<b>WARD:</b>	Harrogate New Park
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	03.06.2019
<b>GRID REF:</b>	<b>E</b> 429729	<b>TARGET DATE:</b>	29.07.2019
	<b>N</b> 457020	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.07.2019

**APPLICATION NO:** 6.79.7970.F.FUL

**LOCATION:**

Oakmore Quarry Lane Harrogate North Yorkshire HG1 3HR

**PROPOSAL:**

Erection of two storey extension with dormers, raised terrace and external staircase.

**APPLICANT:**

Mr And Mrs Natrass

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2022.
- 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:  
  
Q.L. / 04 Rev C AS PROPOSED - Elevations / Section - submitted 26 July 2019  
Q.L. / 03 Rev A AS PROPOSED - Floor Plans - submitted 24 May 2019
- 3 The external materials of the extension hereby approved shall match those as 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 with or without modification), no further windows shall be inserted in the extensions other than those hereby approved.

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.

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<b>CASE NUMBER:</b>	19/02436/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	<b>E</b> 430527	<b>TARGET DATE:</b>	13.08.2019
	<b>N</b> 453812	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.79.14087.FUL

**LOCATION:**

6 Norfolk Road Harrogate HG2 8DA

**PROPOSAL:**

Erection of replacement single storey rear extension and fence.

**APPLICANT:**

Mr And Mrs Murdie

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.08.2022.
- 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 This site is within 250m of a landfill site. In accordance with your practice notes for such a development, a site specific investigation is not necessary, but I would recommend that certain precautions are taken with the construction; namely:

- o A concrete floor.
- o Gas proof membrane beneath the floor.
- o Sealing/protection of any services to the building.
- o Adequate ventilation.

Following completion of works a verification report should be obtained including photographic evidence and or statements from building control to indicate that the protection measures were included and installed to required standards.

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<b>CASE NUMBER:</b>	19/02568/DISCON	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	25.06.2019
<b>GRID REF:</b>	<b>E</b> 431145	<b>TARGET DATE:</b>	20.08.2019
	<b>N</b> 453178	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.79.13946.DISCON

### LOCATION:

Site Of 51 Almsford Oval Harrogate North Yorkshire

### PROPOSAL:

Approval of details required under conditions 3 (materials) of planning permission 19/00728/FUL - Demolition of existing semi-detached dwelling. Erection of 1 no. new detached dwelling.

### APPLICANT:

Mr Graham Holden

- 1 CONFIRMATION of discharge of condition(s)

## INFORMATIVES

- 1 Only the approved materials viewed on site on the 5th August 2019 are to be utilised in the development. The approved materials viewed are as follows:

Bricks: Brunel Blue Brindle Bricks, sourced from Ibstock Limited.

Render: K-Rend SIL K1 White Silicone Render, sourced from Kilwaughter Minerals Limited.

Roof Tiles: Edgemere Concrete Interlocking Roof Tiles in Smooth Grey.



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**CASE NUMBER:** 19/02621/FUL  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 430660  
N 452965

**WARD:** Harrogate Oatlands  
**DATE VALID:** 19.06.2019  
**TARGET DATE:** 14.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 14.08.2019

**APPLICATION NO:** 6.79.14088.FUL

**LOCATION:**

5 Firs View Harrogate North Yorkshire HG2 9HG

**PROPOSAL:**

Demotion of outhouse. Erection of single storey extension and alteration to fenestration.

**APPLICANT:**

Mr And Mrs Hull

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;  
  
Proposed Elevations and Floor plans; Drwg No. F.V. (05)/02 Rev A, received 19.06.2019.  
Site Plan; received 19.06.2019.
- 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.

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**CASE NUMBER:** 19/02633/TPO

**WARD:** Harrogate Oatlands

<b>CASE OFFICER:</b>	Francesca McGibbon	<b>DATE VALID:</b>	20.06.2019
<b>GRID REF:</b>	<b>E</b> 430830	<b>TARGET DATE:</b>	15.08.2019
	<b>N</b> 452883	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.79.8950.D.TPO

**LOCATION:**

14 Daleside Avenue Harrogate HG2 9JA

**PROPOSAL:**

Crown lift (to 5m) and other associated works to 1 Horse Chestnut tree (A1) of Tree Preservation Order 18/1987

**APPLICANT:**

Mrs H Shackleton

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, of a crown lift (5m) and the removal of epicormics growth (up to 5m from off the main trunk) and the removal of deadwood on 1 Horse Chestnut Tree, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02660/FUL	<b>WARD:</b>	Harrogate Oatlands
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	21.06.2019
<b>GRID REF:</b>	<b>E</b> 431344	<b>TARGET DATE:</b>	16.08.2019
	<b>N</b> 453918	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	02.08.2019

**APPLICATION NO:** PP-07909584

**LOCATION:**

Hull College Harrogate College Hornbeam Park Avenue Harrogate North Yorkshire HG2 8QT

**PROPOSAL:**

Retention of spoil.

**APPLICANT:**

Hull College Group

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APPROVED

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<b>CASE NUMBER:</b>	19/02315/FUL	<b>WARD:</b>	Harrogate Old Bilton
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	05.06.2019
<b>GRID REF:</b>	<b>E</b> 430877	<b>TARGET DATE:</b>	31.07.2019
	<b>N</b> 457627	<b>REVISED TARGET:</b>	02.08.2019
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.79.10886.B.FUL

**LOCATION:**

34 Coleridge Drive Harrogate HG1 3LS

**PROPOSAL:**

Demolition of conservatory and erection of 2 storey extension with erection of first floor side extension. (Revised Scheme)

**APPLICANT:**

Mr Jake Dimelow

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 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, Unique plan reference: #00367334-30032E, received 31 May 2019.  
Block Plan, Unique plan reference: #00367416-2F46D1, received 31 May 2019.  
Existing and Proposed Floor Plans & Elevations, Dwg no. 445.001 (revision E), received 30 July 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.

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<b>CASE NUMBER:</b>	19/01761/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	David Potts	<b>DATE VALID:</b>	24.04.2019
<b>GRID REF:</b>	<b>E</b> 430140	<b>TARGET DATE:</b>	19.06.2019
	<b>N</b> 451625	<b>REVISED TARGET:</b>	12.08.2019
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.152.12.B.FUL

**LOCATION:**

34 Westminster Crescent Burn Bridge Harrogate North Yorkshire HG3 1LY

**PROPOSAL:**

Erection of two storey extension and erection of single storey extension. (Revised Scheme)

**APPLICANT:**

Mrs And Mrs Katte

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Plans and Elevations: Drg No. W.C. (34) / 302 Rev D, received 5 July 2019.

Location Plan: OS MasterMap, received 24 April 2019.

- 3 The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.
- 4 The first floor window in the south facing side elevation of the development hereby approved shall be non-opening up to 1.7m from floor level and obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent. That level of obscure glazing shall be retained throughout the life of the development.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02236/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Alex Robinson	<b>DATE VALID:</b>	31.05.2019
<b>GRID REF:</b>	<b>E</b> 430810	<b>TARGET DATE:</b>	26.07.2019
	<b>N</b> 451405	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.152.36.AQ.FUL

**LOCATION:**

Site Of Pannal Business Park Station Road Pannal North Yorkshire

**PROPOSAL:**

Recladding of building; Alteration of fenestration; Erection of lift shafts; Reconfiguration of carpark; Demolition of rear entrance.

**APPLICANT:**

Forward Investment LLP

REFUSED. Reason(s) for refusal:-

- 1 The need for the external works to the building is unnecessary as the use to which they relate is not approved.
- 2 The scheme does not provide acceptable access, car parking or covered cycle storage. The applicants have failed to provide adequate detail for the management of parking conflict on the site and consequently in the local area. Contrary to the NPPF and policies HD20, SG4 and TRA1 of the development plan.
- 3 Due to the size and location of the new windows, the proposal will create unacceptable levels of amenity for future residents; contrary to the NPPF and policies HD20 and SG4 of the development plan.
- 4 The proposed fenestration design, number and proposed cladding materials do not appropriately reflect the surroundings, nor the gateway status of the building within the wider business park. As a result, the proposal, due to its unacceptable design, would be visually intrusive in the street scene and detrimentally affect the character of the area. This is contrary to the NPPF and policies HD20 and EQ2 of the

development plan.

- 5 The scheme does not provide adequate access for to allow for refuse vehicles or personnel to access the communal bin store; contrary to the NPPF and policies HD20 and SG4 in the development plan.

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<b>CASE NUMBER:</b>	19/02444/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	11.06.2019
<b>GRID REF:</b>	<b>E</b> 429453	<b>TARGET DATE:</b>	06.08.2019
	<b>N</b> 453177	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	02.08.2019

**APPLICATION NO:** 6.79.1787.BC.FUL

**LOCATION:**  
Ashville College Green Lane Harrogate HG2 9JP

**PROPOSAL:**  
Extension and conversion of garages to provide a campus laundry facility.

**APPLICANT:**  
Ashville College

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.08.2022.
- 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.002 (rec 11.06.2019)  
Location and Site Plan: Drwg No.003 (rec 11.06.2019)
- 3 Except where explicitly stated otherwise within the application form the external materials of the development hereby approved shall match those of existing buildings on the site.
- 4 No materials, equipment, chemicals, spoil or other debris to be stored within the root protection areas of any site trees.

Reasons for Conditions:-

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

- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In the interests of visual amenity.
- 4 To protect the tree roots and the health of the trees.

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<b>CASE NUMBER:</b>	19/02474/FUL	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	David Potts	<b>DATE VALID:</b>	12.06.2019
<b>GRID REF:</b>	<b>E</b> 429469	<b>TARGET DATE:</b>	07.08.2019
	<b>N</b> 452795	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.79.13740.A.FUL

**LOCATION:**

66 Yew Tree Lane Harrogate HG2 9JX

**PROPOSAL:**

Erection of a two storey extension and alterations to fenestration.

**APPLICANT:**

Mr And Mrs Winfield

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:

Proposed Floor Plans: Drawing No. WIN/PLAN/19/02 Rev D, received 18 July 2019.

Proposed Elevations: Drawing No. WIN/PLAN/19/04 Rev B, received 17 July 2019.

Site Plan: plans ahead, received 12 June 2019.

Location Plan: plans ahead, received 12 June 2019.

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4 The first floor window in the south elevation of the development hereby approved shall be obscure glazed to level 3 or higher of the Pilkington scale of privacy or equivalent and that level of obscure glazing shall be retained throughout the life of the development.
- 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), no windows shall be inserted in the south side elevation 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 residential amenity and privacy.
- 5 In the interests of privacy and residential amenity.

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<b>CASE NUMBER:</b>	19/02672/TPO	<b>WARD:</b>	Harrogate Pannal Ward
<b>CASE OFFICER:</b>	Anna Mason	<b>DATE VALID:</b>	24.06.2019
<b>GRID REF:</b>	<b>E</b> 430700	<b>TARGET DATE:</b>	19.08.2019
	<b>N</b> 451647	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019

**APPLICATION NO:** 6.152.358.TPO

**LOCATION:**

10 Clark Beck Close Pannal Harrogate North Yorkshire HG3 1RS

**PROPOSAL:**

Selective pruning of 1 no. Sycamore Tree within Tree Preservation Order 20/2000.

**APPLICANT:**

Mr Tom Paul

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, selective pruning of one Sycamore Tree within Tree Preservation Order 20/2000, 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.

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<b>CASE NUMBER:</b>	19/01914/FUL	<b>WARD:</b>	Harrogate Saltergate
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	28.05.2019
<b>GRID REF:</b>	<b>E</b> 428150	<b>TARGET DATE:</b>	23.07.2019
	<b>N</b> 456845	<b>REVISED TARGET:</b>	02.08.2019
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.93.599.B.FUL

**LOCATION:**

13 Tansy Close Harrogate North Yorkshire HG3 2UL

**PROPOSAL:**

Erection of a single storey extension.

**APPLICANT:**

Mrs Whitaker

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:

Location plan: 13 Tansy Close, JSB no. AR20150609, Client no. 1505, drawing number AR\_BR\_01 REV - BR1 (received and uploaded to the public file on the 21st May 2019).

Amended site plan: Existing & proposed site plan, JSB no. AR20150609, Client no. 1505, drawing number AR\_BR\_01 REV - BR2 (received and uploaded to the public file on the 17th July 2019).

Amended existing details: Side extension as existing, JSB no. AR20150609, Client no. 1505, drawing number AR\_BR\_01 REV - BR1 (received and uploaded to the public file on the 17th July 2019).

Amended proposed details: Side extension as proposed, JSB no. AR20150609, Client no. 1505, drawing number AR\_BR\_01 REV - BR2 (received and uploaded to the public file on the 1st August 2019).

- 3 The materials to be used in the construction of the side extension hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02480/TPO	<b>WARD:</b>	Harrogate Saltergate
<b>CASE OFFICER:</b>	Anna Mason	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	E 428533	<b>TARGET DATE:</b>	12.08.2019
	N 456347	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.79.8866.D.TPO

**LOCATION:**

39 Bluebell Meadow Harrogate HG3 2HF

**PROPOSAL:**

Felling of 1no. Alder tree within Tree Preservation Order 25/1999.

**APPLICANT:**

Mr Andrew Davies

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, felling of one Alder tree within Tree Preservation Order 25/1999, 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 A replacement Cherry tree (*Prunus Serrula*) is to be planted between the 1st October 2019 and the 31st March 2020. \*It is not appropriate to replant an Alder tree in that same location due to ground and overhead restrictions from other trees:
  - o The tree shall be procured and planted in accordance with British Standards

BS 8545:2014.

- o The replacement tree shall be a minimum 12-14cm stem girth, 45-85 litre rootball at the time of planting.
- o The replacement tree should be planted as close to the felled tree as is possible, or within an agreed location on site with the Planning Authority.
- o The replacement tree shall be planted in a prepared pit, which is 50% larger than rootball of the tree itself.
- o The sides of the planting pit are to be forked over to help alleviate compaction and allow for the tree roots to become established.
- o The tree shall be planted with the root collar at the same level as the surrounding soil levels.
- o The tree pit shall be backfilled with topsoil clean of building contaminants.
- o The tree shall be staked, tied and mulched at the time of planting. The tree shall be anchored with a single stake angled at 45 degrees and attached the trunk of the tree with a tie at circa 1 metre above ground level. The stake shall be driven into the ground clear of the rootball.
- o The stake and tie shall be removed no sooner than following a minimum of 2 growing seasons.

- 5 Should the replacement Cherry tree fail or die within 5 years of its planting date then it should be replaced with the agreed species, of agreed dimensions and within an agreed location with the LPA.

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.
- 5 In order to maintain the amenity of the locality.

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<b>CASE NUMBER:</b>	19/02557/FUL	<b>WARD:</b>	Harrogate Saltergate
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	<b>E</b> 428365	<b>TARGET DATE:</b>	12.08.2019
	<b>N</b> 456233	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.79.9466.A.FUL

**LOCATION:**

11 Winter Green Harrogate HG3 2NR

**PROPOSAL:**

Erection of a sun room.

**APPLICANT:**

Mr And Mrs Scrimger

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Location Plan: 1:1250 @ A4, 11 Winter Green, Harrogate, HG3 2NR  
Existing Plans and Elevations: Project Number 7048\_01, Drawing Number P10, Rev A, Dated May 2019  
Proposed Plans and Elevations: Project Number 7048\_01, Drawing Number P11, Rev A, Dated May 2019.  
Existing and Proposed Block Plans: Project Number 7048\_01, Drawing Number P50, Rev A, Dated Apr 2019.
- 3 The materials to be used in the construction of the external walling of the extension hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02341/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	03.06.2019
<b>GRID REF:</b>	<b>E</b> 429664	<b>TARGET DATE:</b>	29.07.2019
	<b>N</b> 454320	<b>REVISED TARGET:</b>	08.08.2019
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.79.6216.C.FUL

**LOCATION:**

2 Arthurs Avenue Harrogate North Yorkshire HG2 0DX

**PROPOSAL:**

Erection of first floor extension.

**APPLICANT:**

Mr And Dr Milner

REFUSED. Reason(s) for refusal:-

- 1 The proposed first floor extension, by virtue of its siting, scale, massing and design, would detract from the vernacular character of the host property and the sense of space and openness, therefore would detract from the character and appearance of its surroundings. This would thereby conflict with Policies SG4 and EQ2 of the Core Strategy, Policies H15 and HD20 of the Local Plan and the advice within the Council's House Extensions Guide and the guidance within the NPPF.

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<b>CASE NUMBER:</b>	19/02487/FUL	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	E 429703	<b>TARGET DATE:</b>	09.08.2019
	N 454056	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.79.11538.B.FUL

**LOCATION:**

16 Southway Harrogate North Yorkshire HG2 0EA

**PROPOSAL:**

Demolition of conservatory and single storey extension, and erection of new single storey extension.

**APPLICANT:**

Mr Ward

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 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 Plan: Drwg No.P04 (Received 11.06.2019)  
Site Plan: Drwg No.P03 (Received 11.06.2019)  
Proposed plans and elevations: Drwg No.P02  
(Received 11.06.2019)
- 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.

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<b>CASE NUMBER:</b>	19/02836/TPO	<b>WARD:</b>	Harrogate St Georges
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	03.07.2019
<b>GRID REF:</b>	E 429626	<b>TARGET DATE:</b>	28.08.2019
	N 453148	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.79.7965.C.TPO

**LOCATION:**

39 Green Lane Harrogate HG2 9LP

**PROPOSAL:**

Crown lift (by 5.2m over highway, 2.5m over footpath and 4m on remaining canopy) of 1 Horse Chestnut (T40) within Tree Preservation Order 01/1972.

**APPLICANT:**

Mr Mark Peretti

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, Crown lift (by 5.2m over highway, 2.5m over footpath and 4m on remaining canopy) of 1 Horse Chestnut (T40), shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

3 In the interests of good Arboricultural practice.

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<b>CASE NUMBER:</b>	19/01785/DISCON	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	18.04.2019
<b>GRID REF:</b>	<b>E</b> 432978	<b>TARGET DATE:</b>	13.06.2019
	<b>N</b> 455924	<b>REVISED TARGET:</b>	31.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.13776.DISCON

**LOCATION:**

Vacant Land At 432978 455924 Spa Lane Harrogate North Yorkshire

**PROPOSAL:**

Approval of details required under conditions 10 (materials), 11 (sample panel), 15 (Surface Water Management), 16 (Surface Water Drainage Strategy), 17 (Ecological Mitigation Scheme), 18 (Community Use Strategy), 21 (Construction Method Statement), 23 (Site Access details), 24 (Visibility Splay details), 26 (Dirt Prevention details) and 27 (Parking/Storage details) of planning permission 18/01930/RG3 - Demolition of existing hut; Erection of building to provide supported temporary accommodation for the homeless, including ancillary facilities, car parking and bin store.

**APPLICANT:**

Housing And Property

1 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 10 (materials): Samples of the cladding (Euroclad Vieo standing seam in RAL 7016 matt), brick (Wienerberger Blended Red Multi Gilt Stock) and roof tile (Marley Eternit Garsdale slate - colour Blue/Black) as viewed on 08.08.2019 are considered to be acceptable.
- 2 Condition 11 (sample panel): the sample panel and details of the brick (Wienerberger Blended Red Multi Gilt Stock) as viewed on 08.08.2019 are considered to be acceptable.
- 3 Conditions 15 (Surface Water Management): Details of a Drainage Design Review prepared by MP Consulting Engineers dated April 2019 MP Ref 3633 were submitted on 18.04.2019. HBC Land Drainage confirmed that the details are acceptable. Yorkshire Water requested further details. Further details were submitted on 11.07.2019 comprising a Proposed Drainage CA Surface Water drawing no 3633 S110 Rev A and a Drainage Design Review MP Ref 3633 Rev A dated July 2019. Yorkshire Water confirmed that the details are acceptable.

- 4 Condition 16 (Surface Water Drainage Strategy): Details of a Drainage Design Review prepared by MP Consulting Engineers dated April 2019 MP Ref 3633, Proposed Drainage GA Surface Water drawing no 3633-S110 dated April 2019 and Micro Drainage Simulation results Ref 3633 designed by RSM and dated 17.04.2019 were submitted on 18.04.2019. HBC Land Drainage confirmed that the details are considered to be acceptable. Yorkshire Water requested further details. Further details were submitted on 11.07.2019 comprising a Proposed Drainage CA Surface Water drawing no 3633 S110 Rev A and a Drainage Design Review MP Ref 3633 Rev A dated July 2019. Yorkshire Water confirmed that the details are acceptable.
- 5 Condition 17 (Ecological Mitigation Scheme): Details of an Ecological Mitigation Scheme prepared by Quants Environmental dated April 2019 Ref 928e and a Sites Constraints Plan 1 of 2 dated 12.03.19 prepared by GSS Architecture were submitted on 18.04.2019. The Council's Principal Ecologist requested further details regarding the provision of bat and swift bricks. A revised Ecological Mitigation Scheme prepared by Quants Environmental dated 04.06.2019 Ref 928e Rev 2 and South East and North West Elevations (H091e) drawing no (00) 303 Rev B dated 28.03.2019 were submitted on 07.06.2019. The Council's Principal Ecologist confirmed that the details are considered to be acceptable.
- 6 Condition 18 (Community Use Strategy): Details of a Spa Lane Community room Policy were submitted on 18.04.2019. The submitted details are considered to be acceptable
- 7 Condition 21 (Construction Method Statement): A Construction Method Statement prepared by GSS Architects reference SGE/dmv/HO91E dated 04.04.2019, a Sites Constraints Plan 1 of 2 dated 28.03.19 prepared by GSS Architecture and a Proposed Site Plan drawing no (90) 002 dated 11.11.2016 was submitted on 18.04.2019. The Council's Environmental Health Officer requested further details. A revised Construction Management statement was received on 22.05.2019 prepared by GSS Architects reference SGE/dmv/HO91E Rev A dated 04.04.2019. The Council's Environmental Health Officer confirmed that the details are considered to be acceptable. The Highways Authority requested and received clarification regarding the widening of the access. The Highways Authority confirmed that the details are considered to be acceptable.
- 8 Condition 23 (Site Access details): Details of a Proposed Site Plan Proposed Site Plan drawing no (90) 002 dated 11.11.2016 were submitted on 18.04.2019. The Highways Authority requested further details regarding repairs to the existing drop kerb. Further details were submitted on 21.06.2019 comprised in Amended Site Plan (HO91e) (90)002 Rev B dated 11.11.2016 and Amended Entrance Vision Splay (HO91e) (90) 005 Rev A dated 08.04.2019. The Highways Authority confirmed that the details are acceptable.
- 9 Condition 24 (Visibilty Spay details): A covering letter from Stephen Elwen dated 18.04.2019 provided details on the vision splay and referred to the plan Amended Entrance Vision Splay (HO91e) (90) 005 which was submitted on 18.04.2019. The Highways Authority confirmed that the details are considered to be acceptable.



- 10 Condition 26 (Dirt Prevention Details): Details of a Construction Method Statement prepared by GSS Architects reference SGE/dmv/HO91E dated 04.04.2019, a Sites Constraints Plan 1 of 2 dated 28.03.19 ref (00)000 and a Site Constraints Plan 2 of 2 dated 28.03.2019 ref (00)001 both prepared by GSS Architecture were submitted on 18.04.2019. The Highways authority confirmed that the details are considered to be acceptable.
- 11 Condition 27 (Parking/Storage details): Details of a Construction Method Statement prepared by GSS Architects reference SGE/dmv/HO91E dated 04.04.2019, a Sites Constraints Plan 1 of 2 dated 28.03.19 ref (00)000 and a Site Constraints Plan 2 of 2 dated 28.03.2019 ref (00)001 both prepared by GSS Architecture were submitted on 18.04.2019. The Highways authority confirmed that the details are considered to be acceptable.

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<b>CASE NUMBER:</b>	19/02041/FUL	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	19.06.2019
<b>GRID REF:</b>	<b>E</b> 433253	<b>TARGET DATE:</b>	14.08.2019
	<b>N</b> 455728	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	13.08.2019

**APPLICATION NO:** 6.79.192.D.FUL

**LOCATION:**  
37 Forest Way Harrogate North Yorkshire HG2 7JS

**PROPOSAL:**  
Erection of a single storey extension, porch and bay window.

**APPLICANT:**  
Mr D Dabrowski

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.08.2022.
- 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 Plan and Site Plan: (received 13.05.2019)  
Proposed Plans: (received 13.05.2019)  
Proposed Elevations: Drwg Nos.03D and 04D (rec 13.05.2019)
- 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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<b>CASE NUMBER:</b>	19/02235/FUL	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	David Potts	<b>DATE VALID:</b>	04.06.2019
<b>GRID REF:</b>	<b>E</b> 432562	<b>TARGET DATE:</b>	30.07.2019
	<b>N</b> 456611	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.79.14055.FUL

**LOCATION:**

14 Laurel Gardens Harrogate HG1 4GS

**PROPOSAL:**

Erection of a two storey extension and alterations to fenestration.

**APPLICANT:**

Mr J Melling

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Elevations: Sheet No. 04 Revision P02, received 26 July 2019.

Proposed Layouts: Sheet No. 02 Revision P02, received 26 July 2019.

Proposed Site Plan: Sheet No. 06 Revision P01, received 24 May 2019.

Location Plan: Sheet No. 07 Revision P01, received 24 May 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.

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<b>CASE NUMBER:</b>	19/02325/FUL	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	David Potts	<b>DATE VALID:</b>	07.06.2019
<b>GRID REF:</b>	<b>E</b> 433046	<b>TARGET DATE:</b>	02.08.2019
	<b>N</b> 456396	<b>REVISED TARGET:</b>	09.08.2019
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.79.14065.FUL

**LOCATION:**

21 Hillbank Grove Harrogate North Yorkshire HG1 4EA

**PROPOSAL:**

Erection of single storey wraparound extension and formation of 2 no. Dormer extensions.

**APPLICANT:**

Mr & Mrs Woolmer

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Proposed Plans and Elevations: Drawing Nr. ASK/03 Revision P4, received 3 June 2019.

Proposed Sections: Drawing Nr. ASK/04 Revision P2, received 3 June 2019.

Proposed Site Plan: Drawing Nr. ASK/05 Revision P2, received 3 June 2019.

Location Plan: Streetwise, received 3 June 2019.

- 3 The materials to be used in the construction of the external walling and roofing of the single storey 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.

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<b>CASE NUMBER:</b>	19/02554/FUL	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	28.06.2019
<b>GRID REF:</b>	<b>E</b> 433204	<b>TARGET DATE:</b>	23.08.2019
	<b>N</b> 456071	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.79.13529.A.FUL

**LOCATION:**

34 Wentworth Drive Harrogate North Yorkshire HG2 7LA

**PROPOSAL:**

Demolition of existing garage and erection of a replacement garage/home hair and beauty studio.

**APPLICANT:**

Mrs H Howlett

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 4603 received by the Local Planning Authority on the 17 June 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 If the use as a hair dressers becomes more than advised and is subject to complaints then the Council will potentially have to take a view on this and seek a change of use application.

<b>CASE NUMBER:</b>	19/02631/TPO	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Francesca McGibbon	<b>DATE VALID:</b>	20.06.2019
<b>GRID REF:</b>	<b>E</b> 433700	<b>TARGET DATE:</b>	15.08.2019
	<b>N</b> 456042	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.79.7400.F.TPO

**LOCATION:**

61 Fairways Avenue Harrogate HG2 7EL

**PROPOSAL:**

Crown lift (to 5m) of 1 Oak tree within Tree Preservation Order 01/1993

**APPLICANT:**

Mr Carlisle

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, of a crown lift (to 5m) of 1 Oak Tree, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02734/DVCON	<b>WARD:</b>	Harrogate Starbeck
<b>CASE OFFICER:</b>	Mark Williams	<b>DATE VALID:</b>	26.06.2019
<b>GRID REF:</b>	<b>E</b> 432978	<b>TARGET DATE:</b>	21.08.2019
	<b>N</b> 455924	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.13776.DVCON

**LOCATION:**

Vacant Land At 432978 455924 Spa Lane Harrogate North Yorkshire

**PROPOSAL:**

Removal of condition 12 (BREEAM) of planning permission 18/01930/RG3 - Demolition of existing hut; Erection of building to provide supported temporary accommodation for the homeless, including ancillary facilities, car parking and bin store.

**APPLICANT:**

Harrogate Borough Council

1                           APPROVED subject to the following conditions:-

- 1     The development hereby permitted shall be begun on or before 12.08.2022.
- 2     The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by Drawing Nos SK003 rev H and SK005 rev E, received by the Council of the Borough of Harrogate on 16 July 2018 and as modified by the conditions of this consent.
- 3     A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 4     In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.
- 5     No building or other obstruction including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public sewer i.e. a protected strip width of 6 (six) metres, that crosses the site. If the required stand –off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.
- 6     The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 7     There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

i) the means by which the discharge rate shall be restricted to a maximum rate of 5 (five) litres per second.

- 8 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 (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 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 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.
- 11 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of brick to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority.

Development shall be carried out in strict accordance with the approved details and

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

- 12 Prior to the commencement of any external construction of the walls of the development hereby approved, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
- 13 The proposed development shall be carried out in accordance with the Police Designing Out Crime Report Ref No. 200-1-2018 MR.
- 14 No phase of the development shall take place until detailed drawings have been submitted to, and approved by the Local Planning Authority showing how surface water will be managed during the construction phases.
- 15 No phase of the development shall take place until a detailed design and associated management and maintenance plan for the lifetime of the development has been submitted to, and agreed by the Local Planning Authority in consultation with Yorkshire Water, showing details of the proposed surface water drainage strategy.

No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include a drainage system designed with sufficient on site attenuation so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, plus an allowance to account for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows off site.

- 16 An ecological mitigation scheme, based on the recommendations of the Ecological Appraisal by Quants Environmental Ltd dated March 2017, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved mitigation scheme.
- 17 Prior to the commencement of development a Community Use Strategy shall be submitted to, and approved in writing by the local planning authority. The Strategy shall include details of how the Communal Space (and ancillary rooms) shall be made available to local community groups, including the number of days and hours of use. The proposed development shall thereafter be operated in accordance with the approved Strategy.
- 18 (a) Before any materials are brought onto the site or any development is commenced, the developer shall implement the agreed specification for root protection area (RPA) fencing (as per the Arboricultural Impact Assessment by



Quants Environmental dated April 2018 and Tree Constraints Survey by Quants Environmental dated May 2018) in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction -Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.

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

- 19 The hedges on all boundaries of the site shall be retained to the satisfaction of the Local Planning Authority, subject to the requirements of the visibility splay required by Condition 23 of this permission.
- 20 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:
  - (i) loading and unloading of plant and materials
  - (ii) erection and maintenance of security hoarding
  - (iii) any off-site construction methods used
  - (iv) HCV routing, including parking and turning areas.
- 21 Prior to the construction of external walls, the following details shall be submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
  - o Roof details (ridge, eaves and verges).
  - o Rainwater disposal system.
  - o Proposed treatment to the sulphur well within the garden area.
  - o Windows and door details.
- 22 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  - (ii)(c) The crossing of the highway footway shall be constructed in accordance with the Standard Detail number E6.
  - (v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with the approved details shown on drawing Standard Detail E6 and maintained thereafter to prevent such discharges.
  - (vi) The final surfacing of any private access within 12 metres of the public highway

shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

- 23 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 adequate visibility, taking into account the use of the road and existing access, along both channel lines of Spa Lane. The precise dimensions of the splay shall be agreed with the local planning authority, in consultation with the Highway Authority, having regard to the need to retain trees on the site frontage. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 24 The development shall not be occupied until the related parking facilities have been constructed in accordance with the approved drawing No. SK003 rev H. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 25 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
- 26 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
  - (i) parking, on or off-site, capable of accommodating all staff and sub-contractors vehicles clear of the public highway
  - (ii) materials storage area, on or off-site, capable of accommodating all materials required for the operation of the site.

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

#### Reasons for Conditions:-

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

- 2 In order to ensure that the development is carried out in accordance with the approved drawings.
- 3 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 4 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 In order to allow sufficient access for maintenance and repair work at all times
- 6 In the interest of satisfactory and sustainable drainage
- 7 To ensure that no surface water discharges take place until proper provision has been made for its disposal
- 8 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 9 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 10 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 11 In the interests of visual amenity and in order to harmonise with the existing building.
- 12 In the interests of residential amenity and the character of the Conservation Area.
- 13 In the interests of crime prevention.
- 14 To ensure the site is properly drained for the lifetime of the development.
- 15 To ensure the site is properly drained for the lifetime of the development.
- 16 In the interests of conserving and enhancing biodiversity.
- 17 In accordance with Saved Local Plan Policy CFX.
- 18 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 19 In the interests of visual amenity.
- 20 In the interests of residential amenity and the protection of trees on site.
- 21 In the interests of visual amenity and the character and appearance of the Conservation Area.
- 22 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 23 In the interests of road safety.
- 24 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.
- 25 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway
- 26 To provide for appropriate vehicle parking and storage facilities, on or off-site, in the interests of highway safety and the general amenity of the area.

## **INFORMATIVES**

- 1 You are advised that a separate license will be required from the Highway Authority

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

- 2 An explanation of the terms used in Condition No. 23 is available from the Highway Authority.
- 3 The planning permission hereby granted sits alongside the original permission Ref 18/01930/RG3, which remains intact and unamended.
- 4 The following conditions have been discharged under Ref No. 19/01785/DISCON:  
  
Condition Nos. 10,11, 14, 15, 16, 17, 18, 19, 20, 22, 23, 25, 26.

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<b>CASE NUMBER:</b>	19/02432/TPO	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Katie Lois	<b>DATE VALID:</b>	03.07.2019
<b>GRID REF:</b>	<b>E</b> 431630	<b>TARGET DATE:</b>	28.08.2019
	<b>N</b> 455153	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.79.14071.TPO

**LOCATION:**

19 St Winifreds Avenue Harrogate HG2 8LT

**PROPOSAL:**

Selective pruning of 1 no. Cherry tree within Tree Preservation Order 15/2014.

**APPLICANT:**

Mrs L Whitehead

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, selective pruning of 1 no. Cherry tree shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02435/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Laura Bromley	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	<b>E</b> 431223	<b>TARGET DATE:</b>	12.08.2019
	<b>N</b> 454595	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.79.765.BT.FUL

**LOCATION:**

St Aidans Church Of England High School Oatlands Drive Harrogate HG2 8JR

**PROPOSAL:**

Replacement of temporary classroom with a permanent building.

**APPLICANT:**

St Aidans Church Of England High School

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 All external brickwork of the proposed development shall match the brickwork of the adjacent science block building in type, size, colour, dressing and coursing 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.

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**CASE NUMBER:** 19/02478/FUL  
**CASE OFFICER:** Jane Lurcuck  
**GRID REF:** E 430642  
N 454277

**WARD:** Harrogate Stray  
**DATE VALID:** 14.06.2019  
**TARGET DATE:** 09.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.79.14076.FUL

**LOCATION:**

27 South Drive Harrogate HG2 8AT

**PROPOSAL:**

Conversion of 3 no. flats to form 1 no. dwelling including demolition of garage, erection of 2 no. single storey extensions, removal of bay windows and fire escape, formation of a raised patio and landscaping works.

**APPLICANT:**

Mr & Mrs Rastrick And Williams

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:  
  
Proposed Plan and Elevations Dwg No: 27SD/PL02
- 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 Prior to the occupation of the dwelling, rear boundary treatment must be put in place; details of which must first be submitted and approved by the local planning authority, and thereafter implemented in accordance with the approved details.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to safeguard the control of the Local Planning Authority, in accordance with Core Strategy Policy SG4 of the Harrogate District Local Development Framework.
- 3 In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 4 In the interests of residential amenity; in accordance with Core Strategy Policy SG4

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

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<b>CASE NUMBER:</b>	19/02483/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	20.06.2019
<b>GRID REF:</b>	<b>E</b> 431414	<b>TARGET DATE:</b>	15.08.2019
	<b>N</b> 454853	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.79.14082.A.FUL

**LOCATION:**

12A St Winifreds Road Harrogate HG2 8LN

**PROPOSAL:**

Erection of single storey extension, alterations to fenestration and demolition of conservatory and garage.

**APPLICANT:**

Mrs S Tahamtani

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 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 9 July 2019:  
  
19.04.1862.03C Proposed Plans, Elevation Location Plan
- 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 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.

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<b>CASE NUMBER:</b>	19/02604/FUL	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	19.06.2019
<b>GRID REF:</b>	<b>E</b> 431438	<b>TARGET DATE:</b>	14.08.2019
	<b>N</b> 454218	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.9738.A.FUL

**LOCATION:**

Field Entrance Opposite 165 Hookstone Road Harrogate North Yorkshire HG2 8QH

**PROPOSAL:**

Temporary enlargement of existing access.

**APPLICANT:**

Yorkshire Water

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form, other supporting information and the following plans and drawings:
  - Location plan: (received 19.06.2019)
  - Proposed plan and elevations: Drwg No.MMB-DR-Z-1001 Rev C2 (received 01.08.2019)
- 3 All tree works to be undertaken in accordance with British Standards BS 3998:2010 by a qualified Arborist. No pruning wounds greater than 80mm in diameter should be



generated as a result of the works.

- 4 Replacement tree planting shall take place as follows:
  - The trees shall be replaced with 2 Sycamore trees (*Acer pseudoplatanus*).
  - The trees shall be procured and planted in accordance with British Standards BS 8545:2014.
  - The replacement tree shall be a minimum 14-16cm stem girth, 85-100 litre rootball at the time of planting.
  - The replacement trees should be planted as close to the felled trees as is possible.
  - The replacement trees shall be planted in a prepared pit, which is 50% larger than rootball of the tree itself.
  - The sides of the planting pits are to be forked over to help alleviate compaction and allow for the tree roots to become established.
  - The trees shall be planted with the root collar at the same level as the surrounding soil levels.
  - The tree pits shall be backfilled with topsoil clean of building contaminants.
  - The trees shall be staked, tied and mulched at the time of planting. The tree shall be anchored with a single stake angled at 45 degrees and attached the trunk of the tree with a tie at circa 1 metre above ground level. The stakes shall be driven into the ground clear of the rootball.
  - The stakes and ties shall be removed no sooner than following a minimum of 2 growing seasons.
  - The tree shall be planted between the 1 October 2019 and the 31 March 2010.
  - The trees shall receive regular watering throughout the first 2 years of their planting to ensure establishment.
  - Should the replacement trees fail or die within 5-years of their planting dates then they should be replaced within an agreed species, of agreed dimensions and within an agreed location with the LPA.
- 5 Temporary construction site access - The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 6 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately.
- 6 Private access/verge crossing: Construction requirements - Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
  - a. The existing access shall be improved by widening the access using type 1 material as sub base, and 55mm of via fix cold lay material as a wearing course to the satisfaction of the Highway Authority.
  - b. Any gates or barriers shall not be able to swing over the existing or proposed highway.
  - c. Prior to returning the access back to its original condition, a construction detail must be agreed and constructed with the Local Highway Authority.

#### 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 to ensure compliance with the approved drawings.
- 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 the interests of both vehicle and pedestrian safety and the visual amenity of the area.
- 6 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

#### INFORMATIVES

- 1 1. These works may include replacing carriageway, kerbs, footways, cycleways and verges to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

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<b>CASE NUMBER:</b>	19/02632/TPO	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Anna Mason	<b>DATE VALID:</b>	20.06.2019
<b>GRID REF:</b>	<b>E</b> 431294	<b>TARGET DATE:</b>	15.08.2019
	<b>N</b> 454864	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.79.9014.E.TPO

**LOCATION:**

2 St Winifreds Close Harrogate HG2 8LZ

**PROPOSAL:**

Felling of 4 Beech trees (G14) within Tree Preservation 02/1995

**APPLICANT:**

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, felling of four Beech trees (G14) within Tree Preservation 02/1995, 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 Four replacement Beech trees are to be planted in the first planting season after the felling of the four existing Beech trees between November 2019 and March 2020, within 2 metres of the stump of the felled trees.
  - o The 4 replacement Beech trees are to be 14-16 cm in girth when measured at 1.5 metres from ground level at the point of planting.
  - o Trees to be planted in prepared pits, 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.
  - o Trees to be planted with the root collar at the same level as the surrounding soil levels.
  - o Trees to be anchored with a single stake angled at 45 degrees and attached to the trunk of the tree at approx.1 metre above ground level. Stake to be driven into the ground clear of the root ball.
  - o All tree stock to be supplied in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
- 5 If within a period of ten years from the date of the planting, the replacement trees are 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.
- 5 In order to maintain the amenity of the locality.

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<b>CASE NUMBER:</b>	19/02816/DISCON	<b>WARD:</b>	Harrogate Stray
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	02.07.2019
<b>GRID REF:</b>	E 431399	<b>TARGET DATE:</b>	27.08.2019
	N 454328	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	30.07.2019
<b>APPLICATION NO:</b>	6.79.1048.B.DISCON		

**LOCATION:**

Ulverscroft 3 Park Edge Harrogate HG2 8JU

**PROPOSAL:**

Approval of details required under conditions 4, 5 and 6 (Root Protection Area) of planning permission 16/02713/FUL- Erection of two storey and single storey extension.

**APPLICANT:**

Mr John Simpson

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	19/01874/FUL	<b>WARD:</b>	Harrogate Valley Gardens
<b>CASE OFFICER:</b>	Laura Bromley	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	<b>E</b> 429599	<b>TARGET DATE:</b>	13.08.2019
	<b>N</b> 454965	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.79.4186.A.FUL

**LOCATION:**

99 Valley Drive Harrogate HG2 0JP

**PROPOSAL:**

Removal of the upper section of the fire escape; Erection of a 2nd floor Juliette balustrade.

**APPLICANT:**

The 99 Valley Drive Management Company

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 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.

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<b>CASE NUMBER:</b>	19/02553/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Laura Bromley	<b>DATE VALID:</b>	15.06.2019
<b>GRID REF:</b>	<b>E</b> 429028	<b>TARGET DATE:</b>	10.08.2019
	<b>N</b> 457858	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.93.24.B.FUL

**LOCATION:**

Warren Bank Top Ripon Road Killinghall Harrogate North Yorkshire HG3 2AD

**PROPOSAL:**

Erection of 2no. single-storey extensions. Erection of 1no. dormer extension. Formation of roof terrace.

**APPLICANT:**

Mr Nash

3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 Except where explicitly stated otherwise within the application form and on the approved drawings, the external materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the host dwelling

Reasons for Conditions:-

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

**INFORMATIVES**

- 1 The site is within 250 metres of a landfill site. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination. The responsibility for safe development and secure occupancy of the site rests with the developer and not the

Borough Council. It is advised recommend that certain precautions are taken with the construction; namely:

- o A concrete floor.
- o Gas proof membrane beneath the floor.
- o Sealing/protection of any services to the building.
- o Adequate ventilation.

Following completion of works a verification report should be obtained including photographic evidence and or statements from building control to indicate that the protection measures were included and installed to required standards.

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<b>CASE NUMBER:</b>	19/02685/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	24.06.2019
<b>GRID REF:</b>	<b>E</b> 426035	<b>TARGET DATE:</b>	19.08.2019
	<b>N</b> 458563	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	13.08.2019

**APPLICATION NO:** 6.92.332.A.FUL

**LOCATION:**  
14 Hollins Lane Hampsthwaite HG3 2EJ

**PROPOSAL:**  
Erection of a dormer extension; Extension of the detached garage to provide studio/office space.

**APPLICANT:**  
Mrs Susannah Koo & Mr Sam Jackson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Location plan and site plan: drawing number D\_01, received and uploaded to the public file on the 24.06.2019.  
Second floor plan (existing and proposed): drawing number D\_02, Revision C, received and uploaded to the public file on the 09.08.2019.  
Roof plan (existing and proposed): drawing number D\_03, Revision C, received and uploaded to the public file on the 09.08.2019.  
Side elevation (existing and proposed): drawing number D\_04, Revision D, received and uploaded to the public file on the 09.08.2019.  
Rear elevation (existing and proposed): drawing number D\_05, Revision D, received and uploaded to the public file on the 09.08.2019.  
Sections (existing and proposed): drawing number D\_06, Revision C, received and

uploaded to the the public file on the 09.08.2019.

Proposed site plan: drawing number D\_10, Revision B, received and uploaded to the public file on the 24.06.2019.

Existing garage: drawing number D\_11, Revision A, received and uploaded to the public file on the 24.06.2019.

Proposed studio (plans and elevations): drawing number D\_12, Revision C, received and uploaded to the public file on the 18.07.2019.

- 3 Prior to the erection of the external walling of the dormer extension hereby approved, samples of the materials to be used for the external walling, windows and roof shall be made available on site for the written approval of the Local Planning Authority. The agreed details shall thereafter be installed and maintained for the life of the development.
- 4 Prior to the erection of the external walling of the garage extension hereby approved, samples of the materials to be used for the external walling, windows and roof shall be made available on site for the written approval of the Local Planning Authority. The agreed details shall thereafter be installed and maintained for the life of the development.

#### Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02755/FUL	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	04.07.2019
<b>GRID REF:</b>	<b>E</b> 426234	<b>TARGET DATE:</b>	29.08.2019
	<b>N</b> 458579	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019
<b>APPLICATION NO:</b>	6.92.340.FUL		

#### LOCATION:

9 Hollins Close Hampsthwaite HG3 2EH

#### PROPOSAL:

Erection of rear and side extensions including first floor accommodation created within existing and proposed roof space. Formation of dormer and installation of 2no rooflights. Alteration of fenestration. Erection of detached garage.

**APPLICANT:**

Mr & Mrs Sanderson

4 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:

Proposed Ground and First Floor Plan: Project No. P\_18, Drawing No. D\_03, Rev A, received 06 August 2019.

Proposed Elevations: Project No. P\_18, Drawing No. D\_07, received 27 June 2019.

Proposed Garage Floor Plan and Elevations: Project No. P\_18, Drawing No. D\_08, received 27 June 2019.

Proposed Site Plan: Project No. P\_18, Drawing No. D\_05, received 27 June 2019.

Proposed Location Plan: Project No. P\_18, Drawing No. D\_01, received 27 June 2019.

- 3 The materials to be used in the construction of the external brickwork and roofing of the extensions hereby permitted shall match those used in the existing building.

**Reasons for Conditions:-**

- 1 In the interests of proper planning and for the avoidance of doubt.
- 2 In the interests of proper planning and for the avoidance of doubt.
- 3 In the interests of visual amenity.

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<b>CASE NUMBER:</b>	19/02889/AMENDS	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Gerard Walsh	<b>DATE VALID:</b>	08.07.2019
<b>GRID REF:</b>	<b>E</b> 428022	<b>TARGET DATE:</b>	05.08.2019
	<b>N</b> 456989	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.93.635.C.AMENDS

**LOCATION:**

Land Comprising Field At 428022 456969 Skipton Road Killinghall North Yorkshire

**PROPOSAL:**

Non-material amendment, to allow installation of roof lights to bathrooms and en suites



that do not have them, to planning permission 17/01398/REMAJ.

**APPLICANT:**

Persona

APPROVED

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<b>CASE NUMBER:</b>	19/02891/AMENDS	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Gerard Walsh	<b>DATE VALID:</b>	08.07.2019
<b>GRID REF:</b>	<b>E</b> 428022	<b>TARGET DATE:</b>	05.08.2019
	<b>N</b> 456989	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.93.635.C.AMENDS

**LOCATION:**

Land Comprising Field At 428022 456969 Skipton Road Killinghall North Yorkshire

**PROPOSAL:**

Non-material amendment to allow for a sales suite at house type D plot S003.

Amendments to include erection of single storey extension and changes to entrance, side door and windows of planning permission 17/01398/REMAJ - Application for approval of Reserved Matters (under Outline Application 14/00854/OUTMAJ) for the erection of 210 dwellings with appearance, landscaping, layout and scale considered.

**APPLICANT:**

Persona

APPROVED

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<b>CASE NUMBER:</b>	19/02942/DISCON	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	18.07.2019
<b>GRID REF:</b>	<b>E</b> 427207	<b>TARGET DATE:</b>	12.09.2019
	<b>N</b> 457861	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.93.58.J.DISCON

**LOCATION:**

Levens Farm Lund Lane Killinghall HG3 2BG

**PROPOSAL:**

Partial approval of details required under condition 23 (materials), of planning permission 18/00202/FULMAJ - Demolition of existing derelict buildings and erection of 10 dwellings including access and open space.

**APPLICANT:**

C/o Agent

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	19/03001/AMENDS	<b>WARD:</b>	Killinghall & Hampsthwaite
<b>CASE OFFICER:</b>	Helen Goulden	<b>DATE VALID:</b>	15.07.2019
<b>GRID REF:</b>	<b>E</b> 426581	<b>TARGET DATE:</b>	12.08.2019
	<b>N</b> 458129	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.92.91.F.AMENDS

**LOCATION:**

Hollins Farm Barn Hollins Lane To Hollins Farm Hampsthwaite HG3 2HL

**PROPOSAL:**

Non-material amendment to allow alterations to fenestration of planning permission 17/03824/FUL - Erection of 1 no. dwelling, garage and stables with associated landscaping; Formation of manege and access; Demolition and rebuilding and repair of boundary walls; Repairs to drainage ditch.

**APPLICANT:**

Mr Willis

1 APPROVED

**INFORMATIVES**

1 The proposed changes hereby agreed are based on the following drawings:

- (02) 120 Rev A - Proposed Floor Plans
- (02) 121 Rev A - Proposed Roof Plans
- (02) 130 Rev A - Proposed Elevations House & Stable Block

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<b>CASE NUMBER:</b>	19/02472/FUL	<b>WARD:</b>	Knaresborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	12.06.2019
<b>GRID REF:</b>	<b>E</b> 435061	<b>TARGET DATE:</b>	07.08.2019
	<b>N</b> 456794	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.100.53.C.FUL

**LOCATION:**

4 Bensons Yard, Cream Cottage Briggate Knaresborough HG5 8BL

**PROPOSAL:**

Erection of a single storey extension. (Revised Scheme).

**APPLICANT:**

Ms A Stott

REFUSED. Reason(s) for refusal:-

- 1 1. The proposed development, by reason of its form and siting, would erode the special character and layout of this part of Knaresborough and would cause less than substantial harm to the significance of the designated heritage asset of the Knaresborough Conservation Area and to the setting of the Listed buildings contrary to saved Local Plan policies H15, HD3, HD20 and Core Strategy policy EQ2 and SG4.
- 2 2. The development would, by reason of its scale and siting, have an overbearing impact on no. 19 Briggate to the detriment of the amenity of both existing and future occupants of that property contrary to saved Local Plan policies H15, HD20 and Core Strategy policy SG4.

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<b>CASE NUMBER:</b>	19/02574/FUL	<b>WARD:</b>	Knaresborough Aspin & Calcutt
<b>CASE OFFICER:</b>	Gillian Pinna-Morrell	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	E 435255	<b>TARGET DATE:</b>	13.08.2019
	N 456146	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	13.08.2019
<b>APPLICATION NO:</b>	6.100.481.N.FUL		

**LOCATION:**

Rock Cottage 45 Abbey Road Knaresborough HG5 8HX

**PROPOSAL:**

Erection of 1 dwelling and formation of associated hardstanding, access and boundary treatment. (revised scheme)

**APPLICANT:**

Mr & Mrs M Priestley

REFUSED. Reason(s) for refusal:-

- 1 The construction of a dwelling on the site, along with the cutting away of the land and the requirement for extensive retaining walls would create an unacceptable visual intrusion that would serve to erode and harm the balance between the natural landscape and buildings, in a manner that would detrimentally affect the character and appearance of the Conservation Area. Moreover, the proposal would have an urbanising impact on the area, detracting from the amenity and recreational value of

the adjacent Public Right of Way. The proposal is therefore contrary Saved Policies HD3, HD20 and R11 of the Harrogate District Local Plan, Policies SG4 and EQ2 of the Harrogate District Core Strategy DPD, Policies HP2 and HP5 of the emerging Harrogate District Local Plan along with Supplementary Planning Guidance contained within the Knaresborough Conservation Area Character Appraisal.

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<b>CASE NUMBER:</b>	18/05256/DISCON	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	02.01.2019
<b>GRID REF:</b>	<b>E</b> 434950	<b>TARGET DATE:</b>	27.02.2019
	<b>N</b> 457265	<b>REVISED TARGET:</b>	16.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.100.1596.B.DISCON

**LOCATION:**

Raw Gap, Stables Cottage High Street Knaresborough HG5 0HY

**PROPOSAL:**

Approval of details required under condition 5 (Boundary wall details) of planning permission 18/01558/CON - Demolition of garage/outbuildings in Knaresborough Conservation Area.

**APPLICANT:**

Network Rail (Infrastructure) Ltd

CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	19/02686/CLOPUD	<b>WARD:</b>	Knaresborough Castle
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	27.06.2019
<b>GRID REF:</b>	<b>E</b> 433320	<b>TARGET DATE:</b>	22.08.2019
	<b>N</b> 457975	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.100.13526.CLOPUD

**LOCATION:**

18 Appleby Gate Knaresborough HG5 9LY

**PROPOSAL:**

Certificate of lawfulness for demolition of conservatory.

**APPLICANT:**

Mrs Victoria Dawson

APPROVED

- 1 The proposed demolition of the existing conservatory as shown on drawing P105 (Floor Plans Proposed), drawing P104 (Proposed Elevations), drawing P101 (O.S Plan Proposed), drawing E105 (Floor Plans existing), drawing E104 (Existing elevations) and drawing E101 (O.S Plan Existing) is not development under the Town & Country Planning (Demolition - description of buildings) Direction 2014.

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<b>CASE NUMBER:</b>	19/02125/FUL	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	17.05.2019
<b>GRID REF:</b>	<b>E</b> 434836	<b>TARGET DATE:</b>	12.07.2019
	<b>N</b> 458393	<b>REVISED TARGET:</b>	12.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.94.78.H.FUL

**LOCATION:**

Bradstone House The Green Scriven Knaresborough North Yorkshire HG5 9DX

**PROPOSAL:**

Erection of single storey extension.

**APPLICANT:**

Ms Joanna Jowitt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form, Design & Access and Heritage statements and following amended plans and drawings:
  - Location Plan, Dwg no. (PL)05, received 17 May 2019.
  - Site Plan, Dwg no. (PL)02, received 17 May 2019.
  - Proposed Plan and Elevations, Dwg no. (PL)04B, received 19 July 2019.
- 3 No operations shall commence on site or any development be commenced before the developer has submitted for approval detail for a 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.

- 4 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and to ensure compliance with the approved drawings.
- 3 In the interests of the health and visual amenity of the tree(s) and surrounding area.
- 4 In the interests of the health and visual amenity of the tree(s) and surrounding area.

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<b>CASE NUMBER:</b>	19/02126/LB	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	17.05.2019
<b>GRID REF:</b>	<b>E</b> 434836	<b>TARGET DATE:</b>	12.07.2019
	<b>N</b> 458393	<b>REVISED TARGET:</b>	12.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.94.78.I.LB

**LOCATION:**

Bradstone House The Green Scriven Knaresborough North Yorkshire HG5 9DX

**PROPOSAL:**

Listed Building Consent for the erection of a single storey extension.

**APPLICANT:**

Ms Joanna Jowitt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form, Design & Access and Heritage statements and following amended plans and drawings:
  - Location Plan, Dwg no. (PL)05, received 17 May 2019.
  - Site Plan, Dwg no. (PL)02, received 17 May 2019.
  - Proposed Plan and Elevations, Dwg no. (PL)04B, received 19 July 2019.
- 3 Prior to construction of the roof of the development hereby approved, details of the

roofing materials and construction, including eaves and verges, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 4 Prior to installation of the roof lights hereby approved, drawings indicating details of the roof lights (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 and the development shall be carried out in strict accordance with the approved details.
- 5 Prior to the construction of the external walls/frame of the development hereby approved, joinery details for new doors and windows/glazed panels, to a scale of not less than 1:20, including specification of glass and details of finish to frame, shall be submitted to and approved in writing by the Local Planning Authority. 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 For the avoidance of doubt and to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity to protect the character and appearance of the Grade II Listed Building; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 4 In the interests of visual amenity to protect the character and appearance of the Grade II Listed Building; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 5 In the interests of visual amenity to protect the character and appearance of the Grade II Listed Building; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

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**CASE NUMBER:** 19/02441/FUL  
**CASE OFFICER:** David Potts  
**GRID REF:** E 434841  
N 457891

**WARD:** Knaresborough Scriven Park  
**DATE VALID:** 21.06.2019  
**TARGET DATE:** 16.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 12.08.2019

**APPLICATION NO:** 6.100.13524.FUL

**LOCATION:**  
36 Woodpark Avenue Knaresborough North Yorkshire HG5 9DJ

**PROPOSAL:**  
Erection of a first floor extension.

**APPLICANT:**

Mr M Fuller

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application:

Proposed Ground Floor Plan: Drawing No. DG2A, received 22 July 2019.

Proposed First Floor Plan: Drawing No. DG3A, received 22 July 2019.

Proposed Elevations: Drawing No. DG4A, received 22 July 2019.

Proposed Site Plan: 1/200 (Revised), received 22 July 2019.

Location Plan: Buy A Plan, received 21 June 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.

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<b>CASE NUMBER:</b>	19/02714/TPO	<b>WARD:</b>	Knaresborough Scriven Park
<b>CASE OFFICER:</b>	Francesca McGibbon	<b>DATE VALID:</b>	02.07.2019
<b>GRID REF:</b>	<b>E</b> 435444	<b>TARGET DATE:</b>	27.08.2019
	<b>N</b> 458495	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.100.2611.A.TPO

**LOCATION:**

80 Boroughbridge Road Knaresborough HG5 0QF

**PROPOSAL:**

Lateral reduction (by up to 1m) and Crown lift (to 3m) and Crown reduction (by 2m) to 1no Plum Leaf Cherry (T1) within TPO 63/2017.



**APPLICANT:**

Mr Oliver Ward

2 Part APPROVED and part REFUSED as set out below:

**PART TO BE APPROVED:**

Crown lift (to 3m) of 1no. Plum Leaf Cherry Tree (T1) within TPO 63/2017.

Subject to the following Conditions;

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

**Reasons for Conditions:**

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

**PART TO BE REFUSED:**

Lateral Reduction (up to 1m) and Crown Reduction (by 2m) to 1no. Plum Leaf Cherry (T1) within TPO 63/2017.

**Reasons for refusal:**

- 1 The proposed Lateral Reduction (up to 1m) and Crown Reduction (by 2m) to 1no. Plum Leaf Cherry Tree (T1) within Tree Preservation Order TPO 63/2017 would have a detrimental impact to the health and amenity of the trees and is therefore contrary to the guidance in the, Saved Policy EQ2 of the Core Strategy.
- 2 Adequate technical justification has not been submitted to justify the proposed works. This would conflict with guidance National Planning Policy Framework, Saved policy EQ2 of the Core Strategy

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**CASE NUMBER:** 19/01436/FUL

**WARD:**

Marston Moor

**CASE OFFICER:** Jane Lurcuck  
**GRID REF:** E 447181  
N 456060

**DATE VALID:** 15.04.2019  
**TARGET DATE:** 10.06.2019  
**REVISED TARGET:** 08.08.2019  
**DECISION DATE:** 07.08.2019

**APPLICATION NO:** 6.113.26.C.FUL

**LOCATION:**

Glen Morvan Station Road Kirk Hammerton YO26 8DQ

**PROPOSAL:**

Demolition of existing dwelling, erection of new dwelling with attached garage. Existing outbuilding to be converted to sunroom. Formation of new access (revised description).

**APPLICANT:**

Mr Dominic Linton

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.08.2022.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:  
  
Site location plan Dwg No: 1901 AL(0)001 Rev A  
Proposed site plan Dwg No: 1901 AL(0)010 Rev I  
Proposed ground floor plan Dwg No: 1901 AL(0)013 Rev I  
Proposed first floor plan Dwg No: 1901 AL(0)014 Rev D  
Proposed roof plan Dwg No: 1901 AL(0)015 Rev G  
Proposed north east and south west facing elevation Dwg No: 1901 AE (0)020 Rev H  
Proposed north west and south east facing elevation Dwg No: 1901 AE(0)021 Rev H  
Proposed street view Dwg No: 1901 AE(0)025 Rev G  
Proposed sunroom ground floor and roof plan Dwg No: 1901 AL(0)016 Rev D  
Proposed sunroom elevations Dwg No: 1901 AE(0)17 Rev F
- 3 Development must be carried out in accordance with the recommendations set out in the Bat Assessment Report dated June 2019 received 7 August 2019; unless otherwise approved in writing by the Local Planning Authority.
- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials, to include;  
  
colour and finish of render,  
roofing materials,  
sample of solar panel material,  
fascia material and colour,  
windows frames including colour and finish,  
doors including garage doors materials, finish and colour;

Must have been made available for inspection by, and the written approval of, the

Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 5 Prior to the occupation of the dwelling a detailed scheme for the landscaping of the front boundary including details of any fences, walls, gates, hedges must be submitted to the Local Planning Authority. The scheme must specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. Thereafter the development must be implemented in strict accordance with details as approved by the Local Planning Authority.
- 6 Details of the location of an electric vehicle charging point must be submitted to the local planning authority for prior approval. The electric vehicle charging point must be of Mode 3 type (specific socket on a dedicated circuit with a minimum current rating of 16 Amp) and be installed in strict accordance with the approved details prior to the occupation of the dwelling, and thereafter maintained and retained as such.
- 7 Prior to the occupation of the dwelling hereby approved, a bat box must be provided at height, incorporated within or erected on a wall of the new development.
- 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), no windows shall be inserted in the south and north elevations of the dwelling 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 the protection of species; in accordance with Core Strategy Policy EQ2 of the Harrogate District Local Development Framework.
- 4 In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 5 In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.
- 6 In the interests of air quality; in accordance with the guidance set out in the NPPF Paragraph 110e) and Core Strategy Policy EQ1 of the Harrogate District Local Development Framework.
- 7 To provide opportunities for biodiversity enhancement, in keeping with NPPF paragraph 175 (d) and Core Strategy Policy EQ2 of the Harrogate District Local Development Framework.
- 8 In the interests of visual amenity; in accordance with Core Strategy Policies SG4 and EQ2 of the Harrogate District Local Development Framework.

## INFORMATIVES

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

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<b>CASE NUMBER:</b>	19/02067/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	10.06.2019
<b>GRID REF:</b>	E 449595	<b>TARGET DATE:</b>	05.08.2019
	N 451843	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.125.46.D.FUL

**LOCATION:**

Red Cottage Tockwith Road Long Marston YO26 7PJ

**PROPOSAL:**

Creation of a new access including relocation of existing barn.

**APPLICANT:**

Mr & Mrs Hallam

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

- 1 The proposed creation of a new domestic access and relocation of the existing barn will change the use and character of the open agricultural land. The proposal amounts to inappropriate development in the Green Belt, which would affect its openness and result in a visually intrusive encroachment into the surrounding countryside, which would detract from the character and appearance of the area and conflict with one of the five purposes of the Green Belt. There are no very special circumstances that justify the development, which is contrary to saved policy C18 of the Harrogate District Local Plan, policy EQ2 of the Harrogate District Core Strategy DPD and guidance in the NPPF.

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<b>CASE NUMBER:</b>	19/02365/FUL	<b>WARD:</b>	Marston Moor
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	<b>E</b> 447404	<b>TARGET DATE:</b>	12.08.2019
	<b>N</b> 452365	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.124.427.A.FUL

**LOCATION:**

Westgarth 5 Kendal Gardens Tockwith YO26 7QR

**PROPOSAL:**

Demolition of porch. Erection of replacement porch and first floor extension.

**APPLICANT:**

Mrs E Myers

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings submitted with the application;  
  
Site Location Plan, Drawing No WG686-01, dated January 2019, Received 04.06.2019  
  
Block Plan, Drawing No WG686 - 05 rev. A, dated January 2019, Received 04.06.2019  
  
Proposed Floor Plans and Elevations, Drawing No WG686-04 Rev B, dated 26.04.2019, received 04.06.2019
- 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 in the interests of proper planning.
- 3 In the interests of visual amenity.

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**CASE NUMBER:** 19/01663/CLEUD  
**CASE OFFICER:** Natalie Ramadhin  
**GRID REF:** E 419928  
N 472273

**WARD:** Masham & Kirkby Malzeard  
**DATE VALID:** 15.04.2019  
**TARGET DATE:** 10.06.2019  
**REVISED TARGET:** 05.07.2019  
**DECISION DATE:** 02.08.2019

**APPLICATION NO:** 6.29.104.B.CLEUD

**LOCATION:**

Lady Hill Lodge NNE Of Lady Hill Cottage Dallowgill Ripon North Yorkshire HG4 3RD

**PROPOSAL:**

Certificate of lawfulness for a single residential dwelling comprising a static caravan and attached domestic extensions.

**APPLICANT:**

Mr & Mrs N Sidgwick

2 APPROVED

- 1 The evidence supporting the application is sufficiently robust, precise and unambiguous to justify issuing a Certificate. Section 191 of The Town and Country Planning Act 1990 has therefore been fulfilled sufficiently to grant a Certificate.

**INFORMATIVES**

- 1 A public right of way runs through Lady Hill Lodge. Applicants are advised to contact the County Council's Access and Public Rights Team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto:paths@northyorks.gov.uk) regarding up to date information regarding the line of the route. The applicant should discuss with the Highway Authority any proposals for altering the route.

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**CASE NUMBER:** 19/01872/FUL  
**CASE OFFICER:** Laura Bromley  
**GRID REF:** E 419531  
N 471902

**WARD:** Masham & Kirkby Malzeard  
**DATE VALID:** 09.05.2019  
**TARGET DATE:** 04.07.2019  
**REVISED TARGET:** 18.07.2019  
**DECISION DATE:** 08.08.2019

**APPLICATION NO:** 6.29.121.A.FUL

**LOCATION:**

Dallowgill Outdoor Education Centre Dallowgill Ripon North Yorkshire HG4 3RB

**PROPOSAL:**

Partial demolition of existing extensions, erection of 3 no. single storey extensions and an

entrance canopy, installation of rooflights and alterations to fenestration.

**APPLICANT:**

Delta Academies Trust

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 08.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per JCA Tree Report dated July 2019) 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.
- 4 No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 5 All construction works must be undertaken strictly in accordance with the recommendations of the Method Statement contained within the Bat Emergence Survey Report (Brooks Ecological, July 2019), except where these recommendations may be superseded by the requirements of a European Protected Species Mitigation Licence (EPSML) issued by Natural England. Mitigation measures, including alternative roosting provision and a sensitive lighting scheme.
- 6 Any removal of woody vegetation 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 demonstrates that no actively nesting birds are present, that might be disturbed by such works

Reasons for Conditions:-

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

- 2 In order to ensure compliance with the approved drawings.
- 3 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 4 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 5 To prevent harm to bats during the course of works and to enable them to continue to utilise the site at favourable conservation status, following the redevelopment of the site.
- 6 To prevent harm to nesting birds during the course of works.

## INFORMATIVES

- 1 The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) will be required to be obtained from Natural England in order for the works to be undertaken lawfully. Where required, it is the applicant's responsibility to engage a suitably qualified ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.
- 2 The Preliminary Ecological Appraisal (JCA, April 2019) recorded the presence the invasive non-native species *Cotoneaster* (*Cotoneaster horizontalis*) and *Rhododendron* (*Rhododendron ponticum*) on site. JCA advise that "Invasive plant species are those plants listed under Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended) or described on the Non-Native Species Secretariat (NNSS) website. Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to plant or cause the spread of Invasive Plant Species in the wild" This is something that can be done inadvertently during construction works and it is therefore advisable to remove them or to instigate measures to prevent their spread prior to the start of works.
- 3 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto: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.

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<b>CASE NUMBER:</b>	19/01893/LB	<b>WARD:</b>	Masham & Kirkby Malzeard
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	E 422530	<b>TARGET DATE:</b>	13.08.2019
	N 480670	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.08.2019
<b>APPLICATION NO:</b>	6.3.102.T.LB		



**LOCATION:**

Kings Head Hotel 40 Market Place Masham HG4 4EF

**PROPOSAL:**

Listed building consent for installation of external festoon lighting; replacement of posts to outdoor seating area.

**APPLICANT:**

Greene King

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 06.08.2022.
- 2 The works hereby permitted shall be carried out in strict accordance with the following drawings;  
Proposed external elevations at Kings Head; drawing number 7858-04, dated 19.06.2019.  
Post details received and uploaded to the public file on the 26th July 2019

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/00339/REM	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Gerard Walsh	<b>DATE VALID:</b>	24.01.2019
<b>GRID REF:</b>	<b>E</b> 424874	<b>TARGET DATE:</b>	21.03.2019
	<b>N</b> 459814	<b>REVISED TARGET:</b>	02.08.2019
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.91.266.A.REM

**LOCATION:**

Land Comprising Field At 424874 459814 Clint Bank Birstwith North Yorkshire

**PROPOSAL:**

Reserved matters application for the Erection of 8 no. dwellings (Appearance, Landscaping, Layout and Scale considered) under Outline Permission 17/04417/OUTMAJ.

**APPLICANT:**

Mr David Holmes

APPROVED subject to the following conditions:-

- 1 The development to which this approval of reserved matters relates shall be begun on or before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:  
P(000)01 Revision A - Plans and Elevations Plot 1  
P(000)03 Revision A - Plans and Elevations Plot 2  
P(000)04 Revision A - Plans and Elevations Plot 3  
P(000)05 Revision A - Plans and Elevations Plot 4  
P(000)06 Revision A - Plans and Elevations Plot 5  
P(000)07 Revision A - Plans and Elevations Plot 6  
P(000)08 Revision A - Plans and Elevations Plot 7  
P(000)09 Revision A - Plans and Elevations Plot 8  
P(000)11 Revision C - Proposed Site Layout Plan  
P(000)12 - Proposed Site Sections.
- 3 The finished ground floor levels (GFL) of the proposed dwellings on plots 5, 6 and 7 shall be no higher in relation to the existing dwelling houses to the south, on The Plantation, than shown on drawing number P(000)12 - Proposed Site Sections.
- 4 Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.
- 5 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 6 A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.
- 7 In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from

the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.

#### Reasons for Conditions:-

- 1 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 2 For the avoidance of doubt and in the interests of proper planning and development.
- 3 For the avoidance of doubt and in the interests of residential amenity.
- 4 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 5 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 6 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.
- 7 To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

#### INFORMATIVES

The line of the existing water main crossing the site will have to be determined on site under Yorkshire Water supervision ; The applicant should contact the Area Office with regard to diversion of the water main:  
tech\_support\_engineer\_north@yorkshirewater.co.uk

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<b>CASE NUMBER:</b>	19/01037/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	06.06.2019
<b>GRID REF:</b>	E 422957	<b>TARGET DATE:</b>	01.08.2019
	N 460869	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019

**APPLICATION NO:** 6.66.297.D.FUL

#### LOCATION:

Winsley New Lodge New Lodge And Old Lodge Winsley HG3 3EU

#### PROPOSAL:

Erection of two storey extension.

#### APPLICANT:

Mr & Mrs Mitchell

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2022.
- 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 those as existing to the host dwelling.
- 4 All new doors and windows shall be set back from the external face of the walls to form reveals to match the existing to the dwelling.
- 5 Works must 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 Environment & Ecology Ltd, May 2019. Works must be restricted to ground floor height and no scaffolding must be erected within two metres of the existing eaves between the dates of 1st May and 31st August inclusively.

#### Reasons for Conditions:-

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

#### **INFORMATIVES**

- 1 The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) may be required to be obtained from Natural England for any works to the roof or western gable which are not covered by the method statement which forms section 9.2 of their survey report. Where required, it is the applicant's responsibility to engage a suitably qualified ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.
- 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](mailto:consultations@naturalengland.org.uk), or by calling 0300 060

3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ.

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<b>CASE NUMBER:</b>	19/01115/LB	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	21.05.2019
<b>GRID REF:</b>	<b>E</b> 422660	<b>TARGET DATE:</b>	16.07.2019
	<b>N</b> 457948	<b>REVISED TARGET:</b>	02.08.2019
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.91.65.E.LB

**LOCATION:**

Manor House Crow Hill Lane High Birstwith Harrogate North Yorkshire HG3 2LG

**PROPOSAL:**

Listed building application for installation of french doors to replace existing windows.

**APPLICANT:**

Melanie Andrews

APPROVED subject to the following conditions:-

- 1 The works to which this consent relates must be begun on or before 01.08.2022.
- 2 The works 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 30 July 2019.
- 3 The doors in the development hereby permitted shall either be painted white, or a muted heritage tone to be agreed in writing by the Local Planning Authority. These colours shall be maintained for the lifetime of the building.

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 the interests of the Grade II Listed Building.

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<b>CASE NUMBER:</b>	19/02261/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	06.06.2019

**GRID REF:** E 424321  
N 456801

**TARGET DATE:** 01.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 31.07.2019

**APPLICATION NO:** 6.99.39.G.FUL

**LOCATION:**

Prospect House Farm Long Lane Felliscliffe Harrogate North Yorkshire HG3 2LU

**PROPOSAL:**

Erection of single and two storey extensions and detached garage and demolition of garage and outbuildings (Revised Scheme).

**APPLICANT:**

Mr And Mrs Mobbs

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The external materials of the development hereby approved shall match those as existing to the host dwelling.
- 4 All new doors and windows shall be set back from the external face of the walls to form reveals to match the existing to the dwelling.
- 5 The garage hereby approved shall remain ancillary to the main residential use of the dwelling known as 'Prospect House Farm' and only be used for storage purposes. It shall not be sold, let or used separately otherwise than by members of the family of the occupiers for the time being of 'Prospect House Farm'.

**Reasons for Conditions:-**

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of the visual amenity of the Nidderdale AONB.
- 4 In the interests of the visual amenity of the Nidderdale AONB.
- 5 A separate residential use in this location would not be acceptable and to safeguard the interests of the visual amenity of the Nidderdale AONB.

<b>CASE NUMBER:</b>	19/02324/CLEUD	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	03.06.2019
<b>GRID REF:</b>	E 423162	<b>TARGET DATE:</b>	29.07.2019
	N 458471	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	29.07.2019

**APPLICATION NO:** 6.91.71.G.CLEUD

**LOCATION:**

Holly Garth Barn Swalewood Lane High Birstwith HG3 2JN

**PROPOSAL:**

Certificate of lawfulness for retention of converted barn and adjoining land as dwellinghouse and garden with hardstanding, stable and store.

**APPLICANT:**

Mr John Ellis

1 APPROVED

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<b>CASE NUMBER:</b>	19/02361/DISCON	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	04.06.2019
<b>GRID REF:</b>	E 419354	<b>TARGET DATE:</b>	30.07.2019
	N 459725	<b>REVISED TARGET:</b>	14.08.2019
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.90.36.P.DISCON

**LOCATION:**

Darley Mill Darley Carr Darley HG3 2QQ

**PROPOSAL:**

Approval of details required under condition 4 (Construction, Ecology and Environmental Management) of planning permission 18/00661/FULMAJ - Conversion and extension of Mill Building to form 9 Residential Units, erection of storage building/car port, 4 dwellings, detached garage and other external works including car parking.

**APPLICANT:**

YorPlace Ltd

2 CONFIRMATION of discharge of condition(s)

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<b>CASE NUMBER:</b>	19/02479/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	12.06.2019
<b>GRID REF:</b>	E 421139	<b>TARGET DATE:</b>	07.08.2019
	N 459959	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.66.301.C.FUL

**LOCATION:**

Workshop White Oak Farm Summerbridge North Yorkshire

**PROPOSAL:**

Conversion of workshop to 1 no. dwelling.

**APPLICANT:**

Mr & Mrs Garnett

1 REFUSED. Reason(s) for refusal:-

- 1 The proposal would lead to a dwelling in an unsustainable location without access to local services or public transport. This would be contrary to Policies SG3 and SG4 of the Core Strategy and the policy within the NPPF.
- 2 The proposal due to its overall appearance and design would have an adverse impact on the landscape character and appearance of the AONB, and affect the visual amenity of the users of the public right of way. This would be contrary to Policies C1, C2, R11 and C16 of the Local Plan and paragraph 172 of the NPPF.
- 3 The proposal due to its overall appearance and design would create harm to the setting of the Grade II Listed building. No justification for this harm has been provided and the benefit of providing 1 no. dwelling is not considered to outweigh this harm. The proposal is therefore contrary to Policies C16 and HD20 of the Local Plan and Paragraphs 194 and 196 of the NPPF.

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<b>CASE NUMBER:</b>	19/02530/OUT	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	E 419959	<b>TARGET DATE:</b>	09.08.2019
	N 459673	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.90.346.C.OUT

**LOCATION:**

Land Comprising OS Field 0067 Darley Head Darley HG3 2QF

**PROPOSAL:**

Outline application for the erection of 1 no. dwelling with access considered. (Revised Scheme)

**APPLICANT:**

Mrs J Hollings

2 REFUSED. Reason(s) for refusal:-



- 1 The proposed development would have an adverse impact upon the character and appearance of the AONB by virtue of the fact that the proposal would significantly change the appearance of the site and would result in a degree of urbanisation and countryside encroachment which would adversely affect the rural character of the surrounding area and the wider landscape of the AONB. This would be contrary to Policy SG3 and SG4 of the Core Strategy, Policies C1, C2 and HD20 of the Local Plan and the guidance within the NPPF.
- 2 The proposed development would be detrimental to the linear character of Darley and would have an adverse impact on a key viewpoint within the village. The proposal is therefore contrary to the guidance within the NPPF, Policies SG3 and SG4 of the Core Strategy, Policies HD20, C1, C2 of the Local Plan and the Darley Village Design Statement

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<b>CASE NUMBER:</b>	19/02546/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Howson	<b>DATE VALID:</b>	19.06.2019
<b>GRID REF:</b>	E 423012	<b>TARGET DATE:</b>	14.08.2019
	N 458768	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	13.08.2019

**APPLICATION NO:** 6.91.241.B.FUL

**LOCATION:**

Marton House Emmet Lane High Birstwith Harrogate North Yorkshire HG3 2JJ

**PROPOSAL:**

Demolition of existing dwelling and erection of replacement dwelling.

**APPLICANT:**

Mr T Durance

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 13.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:  
Proposed Plans - drawing 4524 dated 18th July 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 shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

- 4 Prior to the construction of the external walls, details of the proposed boundary treatments shall be submitted to the Local Planning Authority for approval. The boundary treatments shall be in situ, in accordance with the details approved, prior to the first occupation of the property.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages or outbuildings other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.
- 6 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:
  - a. the parking of vehicles of site operatives and visitors
  - b. loading and unloading of plant and materials
  - c. storage of plant and materials used in constructing the development
- 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 first occupation of the dwelling, hereby approved, an electric vehicle charging point shall be installed. The charging port should be capable of providing for Mode 3 Charging with a minimum 16amp rating and shall be retained and maintained for the lifetime of the development.
- 9 Hours of operation for Demolition and Construction:  
In order to further control noise from the site the following hours shall apply:  
The hours of work on site shall be controlled and restricted to  
08:00 until 18:00 Mondays to Fridays

08:00 until 13:00 Saturdays  
No work on Sundays or Bank Holidays

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 To preserve the landscape character of the AONB and protect it from domestic encroachment.
- 5 In order to protect the visual amenities of the surrounding area in view of its location within the Nidderdale AONB and to preserve a suitable level of external amenity space.
- 6 To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
- 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 In the interests of improving air quality and access to sustainable transport within the District in accordance with the NPPF.
- 9 In the interests of preserving residential amenity and to protect the amenity of users of the AONB

#### INFORMATIVES

- 1 If any topsoil is taken onto site for the formation of a domestic garden it should be certified as suitable for a domestic garden in accordance with the YALPAG guidance on Verification of Cover Systems. This should be validated through sampling on site.

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<b>CASE NUMBER:</b>	19/02565/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	E 422194	<b>TARGET DATE:</b>	12.08.2019
	N 457829	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.91.39.P.FUL

#### LOCATION:

Crow Trees Farm Sleights Lane High Birstwith Harrogate North Yorkshire HG3 2LH

**PROPOSAL:**

Erection of agricultural building.

**APPLICANT:**

Mr D Mills

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted amended plans;

Proposed Floorplan and Elevations received 31.07.2019.  
Location Plan; received 17.06.2019.

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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<b>CASE NUMBER:</b>	19/02657/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	27.06.2019
<b>GRID REF:</b>	E 421861	<b>TARGET DATE:</b>	22.08.2019
	N 458311	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.91.162.D.FUL

**LOCATION:**

Site Of Wayside House Farm Back Road High Birstwith North Yorkshire

**PROPOSAL:**

Erection of stables.

**APPLICANT:**

Mr B Cooper

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 14.08.2022.

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

Location Plan: received and uploaded to the public file on the 9th August 2019.  
Proposed elevations, floor plans and site plan: Erection of stables and tack room, reference 4595, dated 31/07/2019.

- 3 The stables hereby permitted shall be used for domestic purposes only, in association with the existing dwelling known as 'Wayside House Farm'.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt and in the interests of proper planning.
- 3 In order to safeguard the rights of control by the Local Planning Authority given the sites prominent location within the Area of Outstanding Natural Beauty which is a highly valued landscape.

#### 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](http://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](http://www.groundstability.com).

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<b>CASE NUMBER:</b>	19/02791/FUL	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Emma Walsh	<b>DATE VALID:</b>	01.07.2019
<b>GRID REF:</b>	E 420277	<b>TARGET DATE:</b>	26.08.2019
	N 462570	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.66.209.A.FUL

#### LOCATION:

14 Hartwith Green Summerbridge Harrogate North Yorkshire HG3 4HX

**PROPOSAL:**

Demolition of conservatory and erection of single storey extension, with alterations to cladding and fenestration

**APPLICANT:**

Mr Benjamin Kay

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form and the submitted plans;  
  
Proposed Site plan; Drwg P1903\_GA\_100 Rev A received 01.07.2019.  
Proposed Floor Plans; Drwg P1903\_GA\_120 Rev A received 01.07.2019.  
Proposed Roof Plan; Drwg P1903\_GA\_122, received 01.07.2019.  
Proposed East and West Elevations; Drwg P1903\_GA\_140, received 01.07.2019.  
Proposed North and South Elevations; Drwg P1903\_GA\_141, received 01.07.2019.
- 3 Prior to their first use, samples of the materials to be used externally in the construction of the roof and walls of the development hereby approved, shall be submitted for the written approval of the Local Planning Authority and development shall be carried out in accordance with the approved details.

**Reasons for Conditions:-**

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

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<b>CASE NUMBER:</b>	19/03053/CLOPUD	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	19.07.2019
<b>GRID REF:</b>	E 423478	<b>TARGET DATE:</b>	13.09.2019
	N 456986	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019
<b>APPLICATION NO:</b>	6.99.41.D.CLOPUD		

**LOCATION:**

Crag Lane House Crag Lane Felliscliffe HG3 2JY

**PROPOSAL:**

Certificate of lawfulness for the proposed demolition of outbuildings and erection of single storey extension; Installation of 4 no. rooflights; Alteration and formation of fenestration; Alterations to boundary treatment and Installation of Solar Panels.

**APPLICANT:**

Mr & Mrs Barton

APPROVED

- 1 The proposed demolition of outbuildings and erection of single storey extension; Installation of 4 no. rooflights; Alteration and formation of fenestration; Alterations to boundary treatment and Installation of Solar Panels as shown on Drawings DWG. No. P004 and P005 dated 19/07/2019 complies with Schedule 2, Part 1 - Class A and Class C, Part 11 - Class B, Part 14 - Class A and Part 2 - Class A of the General Permitted Development Order 2015 (as amended May 2019).

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<b>CASE NUMBER:</b>	19/03061/PNA	<b>WARD:</b>	Nidd Valley
<b>CASE OFFICER:</b>	Laura Bromley	<b>DATE VALID:</b>	24.07.2019
<b>GRID REF:</b>	E 420525	<b>TARGET DATE:</b>	18.09.2019
	N 461911	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	06.08.2019

**APPLICATION NO:** 6.66.347.A.PNA

**LOCATION:**

Land Comprising Field At 420525 461911 Summerbridge North Yorkshire

**PROPOSAL:**

Prior notification for erection of agricultural building - REVISED SCHEME.

**APPLICANT:**

Make It Wild

Prior approval not required

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<b>CASE NUMBER:</b>	18/04531/OUT	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Jane Lurcuck	<b>DATE VALID:</b>	06.11.2018
<b>GRID REF:</b>	E 444230	<b>TARGET DATE:</b>	01.01.2019
	N 464769	<b>REVISED TARGET:</b>	26.07.2019
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.72.34.C.OUT

**LOCATION:**

Land Adjacent To Greenfield Farm Lower Dunsforth York North Yorkshire YO26 9RZ

**PROPOSAL:**

Outline application for erection of 1 no dwelling with access considered.

**APPLICANT:**

Mr D Jackson

REFUSED. Reason(s) for refusal:-

- 1 The proposed development would be situated beyond the built up confines of the village and would have an adverse impact on the landscape character and appearance of the area by increasing the linear built form along Mary Lane, visible from the approach into the village from the east, the harm to the setting of the village and its long distance views would not be outweighed by the benefits of providing a single open market dwelling in this unsustainable location. The proposal is contrary to the policies and guidance set out in the NPPF, Core Strategy Policies SG3, SG4 and EQ2 of the Harrogate District Local Development Framework, Saved Policy C2 of the Harrogate District Local Plan, Policies GS2 and GS3 of the Emerging Local Plan and guidance set out in the Councils Landscape Character Assessment.
- 2 The site lies within Flood Zone 3a, although a sequential test has been provided this fails to meet the requirements of directing new housing to areas that do not flood. The proposal does not therefore deliver housing within a safe and sustainable environment and thus is contrary to Paragraphs 127, 155 and 158 of the NPPF and Core Strategy Policies EQ1, EQ2 and SG4 of the Harrogate District Local Development Framework.

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**CASE NUMBER:** 19/02056/FUL  
**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 447100  
N 458730

**WARD:** Ouseburn  
**DATE VALID:** 23.05.2019  
**TARGET DATE:** 18.07.2019  
**REVISED TARGET:** 09.08.2019  
**DECISION DATE:** 09.08.2019

**APPLICATION NO:** 6.97.61.A.FUL

**LOCATION:**

Land Comprising Barn At 447100 458730 Moss Hill Farm Moss Hill Lane Thorpe Underwood North Yorkshire YO26 9SY



**PROPOSAL:**

Conversion of a barn to form 1 no. dwelling.

**APPLICANT:**

Mr R Taylor

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 3832-PD-05D, 06C, C-07 B as amended received by the Local Planning Authority on the 5 August 2019.
- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority.

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

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

- 4 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational with a mode 3 charging point and type 2 outlet socket; together with cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps. Charging points installed shall be retained thereafter for the lifetime of the development.
- 5 A bat survey must be undertaken and the results approved in writing by the local planning authority prior to the start of works. Works must be undertaken strictly in accordance with the recommendations of section 9 "Mitigation and Compensation"

(including the provision of a bat loft in accordance with Figure 6) in the Bat, Breeding Bird and Barn Owl Scoping Survey, (MAB Environment & Ecology, March 2019) unless any changes are agreed in writing with the LPA prior to the start of works on Building B. All mitigation measures must be in place prior to the first occupation of the building.

- 6 Prior to the commencement of the construction of any walls and re-roofing elements 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.
- 7 Details of the proposed windows showing sections at 1:20 of the glazing bars, depth of reveals and method of opening shall be submitted for the written approval of the Local Planning Authority prior to their installation.
- 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, roof or dormer windows other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.
- 4 In order to comply with Core Strategy policy EQ1.
- 5 To prevent harm to protected species (bats and nesting birds) during the course of works and to ensure that bats are able to continue to utilise the site for roosting following the conversion works.
- 6 In the interests of visual amenity and in order to harmonise with the existing building.
- 7 In order to retain the barn character of the property.
- 8 In order to protect and retain the character of the barn.

#### INFORMATIVES

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

the relevant wildlife legislation occurs as a result of the proposed works.

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<b>CASE NUMBER:</b>	19/02280/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Michelle Stephenson	<b>DATE VALID:</b>	29.05.2019
<b>GRID REF:</b>	<b>E</b> 451087	<b>TARGET DATE:</b>	24.07.2019
	<b>N</b> 457969	<b>REVISED TARGET:</b>	06.08.2019
		<b>DECISION DATE:</b>	05.08.2019

**APPLICATION NO:** 6.104.122.FUL

**LOCATION:**

Priory Estate, The Estate Office The Avenue Nun Monkton YO26 8ES

**PROPOSAL:**

Conversion of coach house and garages to provide additional office space; alterations to fenestration.

**APPLICANT:**

Mrs Kate Harpin

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 05.08.2022.
- 2 The development hereby approved must be carried out in strict accordance with the details within the application form, Design & Access and Heritage statements and following plans and drawings:  
Site Location Plan, Dwg no. 658\_A\_DRW\_00\_002 (revision P1), received 29.05.2019.  
Proposed Ground Floor Plan, Dwg no. 658\_A\_DRW\_06\_01 (revision P3), received 29.05.2019.  
Existing & Proposed East Elevations, Dwg no. 658\_A\_DRW\_00\_100 (revision P2), received 29.05.2019.  
Existing & Proposed West and North Elevations, Dwg no. 658\_A\_DRW\_00\_101 (revision P2), received 29.05.2019.
- 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 application site and surrounding

area in the interests of visual amenity.

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<b>CASE NUMBER:</b>	19/02285/TPO	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Francesca McGibbon	<b>DATE VALID:</b>	05.07.2019
<b>GRID REF:</b>	<b>E</b> 441438	<b>TARGET DATE:</b>	30.08.2019
	<b>N</b> 462610	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.71.192.B.TPO

**LOCATION:**

Land Comprising Field At 441438 462610 Marton Cum Grafton North Yorkshire

**PROPOSAL:**

Removal of new stem growth to 1no. Willow (T1) within TPO 59/2017.

**APPLICANT:**

Mr Ian Godfrey

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, of a removal of a new stem growth to 1no. Willow Tree, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02337/FUL	<b>WARD:</b>	Ouseburn
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**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 441630  
N 463336

**DATE VALID:** 31.05.2019  
**TARGET DATE:** 26.07.2019  
**REVISED TARGET:** 02.08.2019  
**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.71.137.G.FUL

**LOCATION:**

Holly Cottage Grafton Lane Marton Cum Grafton Boroughbridge York North Yorkshire YO51 9QJ

**PROPOSAL:**

Formation of farm access track.

**APPLICANT:**

Holly Cottage Farm & Equine

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing site plan received by the Local Planning Authority on the 31 May 2019.
- 3 The form and layout of the approved tracks beyond six meters of the road junction shall be as per other supporting information (page 2) as received by the Local Planning Authority on 31 May 2019, the hardcore topping shall be of a neutral colour a sample shall be provided prior to the laying of the tracks.
- 4 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:

The crossing of the highway verge shall be constructed in concrete in accordance with Standard Detail number E1 of the Local Highway Authority.

The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

- 5 The line of the track shall be set 2 meters away to the north of the Spinney /Holly Cottage Paddock boundary.
- 6 The pruning of the trees' along the proposed track shall be undertaken as per 18/03716/TCON permitted 1st October 2018.

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of the character and appearance of the conservation area and the landscape.
- 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 the adjacent trees'.
- 6 In the interests trees in the conservation area.

#### INFORMATIVES

- 1 In respect of condition 4 you are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Local Highway Authority, is available at the County Council's offices. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

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<b>CASE NUMBER:</b>	19/02382/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Gillian Pinna-Morrell	<b>DATE VALID:</b>	03.06.2019
<b>GRID REF:</b>	E 444437	<b>TARGET DATE:</b>	29.07.2019
	N 461929	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	26.07.2019

**APPLICATION NO:** 6.80.4.H.FUL

#### LOCATION:

Oak Tree Cottage Carr Side Road Great Ouseburn York North Yorkshire YO26 9RW

#### PROPOSAL:

Erection of first floor extension and external steps of garage annex to create additional living accommodation.

#### APPLICANT:

Mr And Mrs Dale

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 26.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the

following drawing:

As Proposed - Planning Drawing Option 3: Drawing Number: C.S.R./04 Rev.B

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

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<b>CASE NUMBER:</b>	19/02405/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	12.06.2019
<b>GRID REF:</b>	<b>E</b> 450448	<b>TARGET DATE:</b>	07.08.2019
	<b>N</b> 458082	<b>REVISED TARGET:</b>	14.08.2019
		<b>DECISION DATE:</b>	14.08.2019

**APPLICATION NO:** 6.104.120.A.FUL

**LOCATION:**

3-4 South View Pool Lane Nun Monkton York North Yorkshire YO26 8EL

**PROPOSAL:**

Demolition of conservatory, porch and detached garage. Erection of single and two storey extension. Felling of one Birch tree T1 of Tree Preservation Order 26/2003.

**APPLICANT:**

Mr And Mrs Harrison-Graves And Marshall

REFUSED. Reason(s) for refusal:-

- 1 The TPO tree appears to be a healthy tree of acceptable form which contributes to the surrounding visual amenity. The tree is visible from the highway and is prominent in the street scene. The loss of the tree in support of the extension to no.4 South View would have a negative impact upon the health of the tree and the contribution the tree makes to the visual amenity of the surrounding area. The works proposed would conflict with the guidance in saved policy HD13 of the Harrogate District Local Plan and policy EQ2 of the Harrogate District Core Strategy and guidance in the NPPF.

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<b>CASE NUMBER:</b>	19/02473/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Mark Danforth	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	<b>E</b> 443939	<b>TARGET DATE:</b>	09.08.2019
	<b>N</b> 459874	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.88.46.H.FUL

**LOCATION:**

West Sleeper Farm Sleeper Lane Little Ouseburn YO26 9TL

**PROPOSAL:**

Erection of a replacement Weaner/Grower Building.

**APPLICANT:**

Mr P Bielby

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing P19-BIELBY-WGH-004/5, received by the Local Planning Authority on the 12 June 2019.
- 3 The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels between the hours of 0700-2300 (taken as a 60 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014) (Method for rating and assessing industrial and commercial sound) and/or its subsequent amendments.
- 4 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

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 residential amenity.
- 4 To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

## INFORMATIVES

- 1 Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

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<b>CASE NUMBER:</b>	19/02725/FUL	<b>WARD:</b>	Ouseburn
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	26.06.2019
<b>GRID REF:</b>	<b>E</b> 443853	<b>TARGET DATE:</b>	21.08.2019
	<b>N</b> 456758	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019

**APPLICATION NO:** 6.96.231.FUL

### LOCATION:

Buttercup Barn Clockhill Field Lane Whixley York North Yorkshire YO26 8EE

### PROPOSAL:

Replacement and enlargement of first floor gable window

### APPLICANT:

Mr Bilson

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 2 The development hereby approved shall be carried out in strict accordance with the details within the application form and submitted plans and drawings received on the 26th of June 2019.
- 3 Except where explicitly stated otherwise within the application form the external materials of the window hereby approved shall imitate those of the existing timber.

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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<b>CASE NUMBER:</b>	19/01559/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	07.06.2019
<b>GRID REF:</b>	<b>E</b> 417575	<b>TARGET DATE:</b>	02.08.2019
	<b>N</b> 465207	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019
<b>APPLICATION NO:</b>	6.49.470.F.FUL		

**LOCATION:**

Sunnyside Cottage Blazefield Bank Blazefield Harrogate North Yorkshire HG3 5DN

**PROPOSAL:**

Erection of dwelling with access.

**APPLICANT:**

Mrs K Philips

6 REFUSED. Reason(s) for refusal:-

6 Five mature sycamores appear to have been removed from this site, following the submission of this application on 08/04/19, notwithstanding the unprofessional declaration by the agent that there were no trees or hedges on the proposed development site at the time he signed the form. An emergency TPO has now been placed on any remaining trees. The trees would have provided a significant resource for biodiversity through supporting a large number of invertebrates which would, in turn have provided foraging opportunities for bats and insectivorous birds. It is also possible that the trees, which appear to have been removed during the main birds nesting season, might also have supported bats and nesting birds. In my view, it is only reasonable to assess the baseline for the biodiversity balance of a proposal from the situation existing at the time of the submission of the application. In my view, the application should be refused on the grounds of harm to biodiversity through the loss of these trees. Should the application be permitted, the trees would need to be adequately replaced (to the extent that mature trees can be replaced by new planting) and the application should only be permitted if it can be demonstrated that the replacement and future growth of the trees would be compatible with the proposal. It is also possible (although this is a matter for the Forestry Commission to determine) that the trees may require to be replaced under a retrospective forestry felling licence application. This might also have implications for need for the proposal to be compatible in the long-term with any replacement planting that may be required.

- 1 The proposed dwelling and access is not considered sustainable development due to the significant environmental harm to the site and wider setting. The site lies outside development limits and is not identified as a sustainable location for housing. The harm would materially outweigh the benefits of a single dwelling in this location. The proposal would conflict with the requirements of the National Planning Policy Framework.
- 2 The proposal would fail to preserve the landscape character and appearance of the site. There are no public benefits or very special circumstances associated with the

proposal that would outweigh the harm. The proposal would conflict with the requirements of the National Planning Policy Framework, Harrogate Landscape Character Assessment, Residential Design Guide, Saved Policies C1, C2 and HD20 of the Local Plan and Policies EQ2, C1, SG3 and SG4 of the Core Strategy.

- 3 The proposal would substantially harm the amenity and landscape value of the trees protected by the TPO. Insufficient and inaccurate information has been provided to assess the proposal's impact on highway safety. This issue cannot be fully assessed. The proposal would conflict with the requirements of the National Planning Policy Framework, Saved Policies C2 and HD13 of the Local Plan and Policy EQ2 of the Core Strategy.
- 4 The proposal would substantially impact on ecology and protected species. Insufficient and inaccurate information has been provided to assess the proposal's impact on ecology and protected species. This issue cannot be fully assessed. The proposal would conflict with the requirements of the National Planning Policy Framework.
- 5 The proposal would substantially impact on highway safety. Insufficient and inaccurate information has been provided to assess the proposal's impact on highway safety. This issue cannot be fully assessed. 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.

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<b>CASE NUMBER:</b>	19/01851/FULMAJ	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	08.05.2019
<b>GRID REF:</b>	E 409341	<b>TARGET DATE:</b>	07.08.2019
	N 476834	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	02.08.2019
<b>APPLICATION NO:</b>	6.16.48.G.FULMAJ		

**LOCATION:**

Holme Farm Lofthouse Harrogate North Yorkshire HG3 5SN

**PROPOSAL:**

Erection of agricultural building (Revised Scheme).

**APPLICANT:**

Mr & Mrs S Halsall

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 02.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.

- 3 There must be no raising of ground levels in Flood Zone 3. All spoil/arising must be removed from the floodplain and disposed of appropriately.

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 there is no loss of storage within the floodplain and that flood flows are not displaced onto others.

## 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](mailto: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 building should be designed such that it allows the free ingress and egress of flood flows, so as not to displace flood waters onto others.
- 3 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

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<b>CASE NUMBER:</b>	19/02421/SCREEN	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	10.07.2019
<b>GRID REF:</b>	<b>E</b> 409341	<b>TARGET DATE:</b>	31.07.2019
	<b>N</b> 476834	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019
<b>APPLICATION NO:</b>	6.16.48.SCREEN		

**LOCATION:**

Holme Farm Lofthouse Harrogate North Yorkshire HG3 5SN

**PROPOSAL:**

Environmental Impact Assessment Screening Opinion for erection of agricultural building.

**APPLICANT:**

Mr & Mrs S Halsall

5 Environmental Impact Assessment Is Not Required

- 1 The proposal has been assessed against advice in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and National Planning Practice Guidance. On the basis of that assessment it is considered that the proposal is not likely to have significant effects on the environment such that an Environmental Impact Assessment would be required.

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<b>CASE NUMBER:</b>	19/02566/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	David Potts	<b>DATE VALID:</b>	21.06.2019
<b>GRID REF:</b>	E 416131	<b>TARGET DATE:</b>	16.08.2019
	N 459540	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.08.2019
<b>APPLICATION NO:</b>	6.73.77.E.FUL		

**LOCATION:**

Otters Barn Padside Harrogate North Yorkshire HG3 4AL

**PROPOSAL:**

Demolition of porch and erection of single storey extension; Conversion of ancillary store to domestic accommodation; Installation of 2no roof lights; Formation of 1no window and 1no door; Installation of replacement windows.

**APPLICANT:**

Mr Smith

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:

Existing and Proposed Floor Plans and Elevations: Reference 4594, received 17 June 2019.

Proposed Site Plan: Reference 4594, received 21 June 2019.

Location Plan: UK Map Centre, received 21 June 2019.

- 3 The materials to be used in the construction of the external walling and roofing of the

extension hereby permitted shall match those used in the existing building.

- 4 Prior to their installation details of the specification of each replacement or new window and door must be submitted to and approved in writing by the local planning authority.
- 5 The rooflight(s) hereby permitted shall be of the conservation type with a black steel frame and central glazing bar, have recessed installation so that the rooflight sits flush with the roof covering and does not project above this line, be top opening unless a side hung escape rooflight is required and the flashing of the opening shall be carried out in traditional leadwork.

#### 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 proper planning and for the avoidance of doubt.
- 4 In the interests of visual amenity and to safeguard the control of the Local Planning Authority in line with policies HD20 and SG4.
- 5 In the interests of visual amenity.

#### INFORMATIVES

- 1 HI-12b INFORMATIVE - ADJACENT PUBLIC RIGHTS OF WAY  
No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto: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.

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<b>CASE NUMBER:</b>	19/02567/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	14.06.2019
<b>GRID REF:</b>	E 415638	<b>TARGET DATE:</b>	09.08.2019
	N 458352	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	09.08.2019
<b>APPLICATION NO:</b>	6.81.26.D.FUL		

#### LOCATION:

Ratten Row Barn Reservoir Road Thruscross Harrogate North Yorkshire HG3 4BD

#### PROPOSAL:

Erection of single storey extension and installation of replacement windows and doors from timber to aluminium (Revised Scheme).

**APPLICANT:**

Mrs L Jones

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 09.08.2022.
- 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 9 August 2019:
  - Existing & Proposed Drawings 4516
  - Email entitled 'Re: ratten row amended DAS' received 11:07
- 3 The external materials of the proposed extension shall match the existing to the host dwelling.
- 4 All new doors and windows shall be set back from the external face of the walls to form reveals and these shall match the existing to the dwelling.
- 5 Prior to their installation, elevation and section details of the proposed windows and doors at a scale of 1.5, 1.10 or 1.20 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then 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 the interests of the visual amenity of the host dwelling and Nidderdale AONB.
- 4 In the interests of the visual amenity of the host dwelling and Nidderdale AONB.
- 5 In the interests of the visual amenity of the host dwelling and Nidderdale AONB.

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<b>CASE NUMBER:</b>	19/02628/TPO	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Francesca McGibbon	<b>DATE VALID:</b>	20.06.2019
<b>GRID REF:</b>	<b>E</b> 415634	<b>TARGET DATE:</b>	15.08.2019
	<b>N</b> 465623	<b>REVISED TARGET:</b>	

**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.49.6.P.TPO

**LOCATION:**

Rushgarth Mill Lane Pateley Bridge HG3 5BA

**PROPOSAL:**

Crown lift (to 5m) of 1 Alder tree and 1 Sycamore tree (A6) within Tree Preservation Order 01/1970

**APPLICANT:**

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, crown lift (to 5m) of 1 Alder tree and 1 Sycamore tree, shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02770/FUL	<b>WARD:</b>	Pateley Bridge & Nidderdale Moors
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	28.06.2019
<b>GRID REF:</b>	E 415723	<b>TARGET DATE:</b>	23.08.2019
	N 464993	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.08.2019
<b>APPLICATION NO:</b>	6.59.320.A.FUL		

**LOCATION:**

Erith Close Beverley Harrogate North Yorkshire HG3 5HS



**PROPOSAL:**

Erection of conservatory.

**APPLICANT:**

Mr And Mrs Jarratt

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 07.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following drawings:  
Plans as existing: job number 1916, drawing number 01, dated June 2019.  
Plans as proposed: job number 1916, drawing number 02 Rev A, dated June 2019.
- 3 The external wall material and fenestration to be used in the construction of the extension hereby permitted shall match those used in the existing dwelling.

Reasons for Conditions:-

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

**INFORMATIVES**

- 1 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](http://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](http://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](http://www.coal.decc.gov.uk)

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<b>CASE NUMBER:</b>	19/00843/DISCON	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	27.02.2019
<b>GRID REF:</b>	<b>E</b> 430500	<b>TARGET DATE:</b>	24.04.2019
	<b>N</b> 470302	<b>REVISED TARGET:</b>	10.05.2019
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.31.767.U.DISCON

**LOCATION:**

Site Of Ripon Cathedral Choir School Whitcliffe Lane Ripon North Yorkshire

**PROPOSAL:**

Application for approval of details required under Conditions 3 (Landscaping Scheme), 5 (Tree Protection Plan), 7 (Historical Record), 9 (Archaeological Investigation), 15 (Highways Survey), 16 (Construction Management Statement), 18 (Electric Vehicle Charging and Cycle Storage), 20 (Bat Roost Assessment) and 21 (Ecological Mitigation and Enhancement Strategy) and part approval of details required under condition 17 (Part A - travel plan) of Planning Permission 15/04168/FULMAJ - Demolition of existing school buildings, conversion of building to form 12 apartments and erection of 105 dwellings (117 units in total) with associated access, parking and site landscaping.

**APPLICANT:**

Persimmon Homes Teesside

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 3: The Landscape Architect recommends this condition is approved, based on the updated and amended landscaping plans provided. Development must now be carried out as approved. The Landscape Architect points out that clause 5.3.1 of the Section 106 agreement requires a POS Management Plan to be

submitted to the council prior to the commencement of development. This needs to be submitted to the Local Planning Authority for approval as soon as possible.

- 2 Condition 5: The tree protection plan is considered acceptable to meet the requirements of condition 5. Development must be carried out in accordance with the approved details and the fencing shall be retained until the development subject to the consent is complete.
- 3 Condition 7: The Principal Archaeologist at NYCC Heritage Services recommends the report on the historic building prepared by MAP consultancy is approved. The Archaeologist has no issues with the document and will ensure the information is added to the Historic Environment Record to assist with future decision making.
- 4 Condition 9: The Principal Archaeologist at NYCC Heritage Services recommends this condition is approved, based on the Written Scheme of Investigation and the report on archaeological trial trenching. The information will be added to the Historic Environment Record to assist with future decision making.
- 5 Condition 15: NYCC Highways Department were consulted and recommend that the highway survey and supplementary document (received on the 24th July 2019) are approved.
- 6 Condition 16: The Construction Management Plan is considered acceptable and must be adhered to throughout the construction phase.
- 7 Part A of condition 17: The Travel Plan provided for part A of condition 17 is considered acceptable and must be adhered to.
- 8 Condition 18: The electric vehicle charging details and cycle storage details are considered acceptable. The details must now be carried out as approved and no dwelling shall be occupied until its electric vehicle charging point and cycle storage facility has been provided.
- 9 Condition 20: The Principal Ecologist recommends this condition is approved.
- 10 Condition 21: The Principal Ecologist recommends this condition is approved.

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<b>CASE NUMBER:</b>	19/02449/FUL	<b>WARD:</b>	Ripon Moorside
<b>CASE OFFICER:</b>	Arthama Lakhanpall	<b>DATE VALID:</b>	11.06.2019
<b>GRID REF:</b>	<b>E</b> 430651	<b>TARGET DATE:</b>	06.08.2019
	<b>N</b> 470209	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019

**APPLICATION NO:** 6.31.2817.FUL

**LOCATION:**  
15 Newlands Drive Ripon HG4 2JY

**PROPOSAL:**

Erection of single storey extension, conversion of garage to form additional living accommodation including rising of roof height and alterations to fenestration and demolition of existing extension.

**APPLICANT:**

Wood And Schofield

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The external wall 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.
- 5 The outbuilding in the development approved shall remain ancillary to the main residential use of the dwelling known as '15 Newlands Drive'. It shall not be sold, let or used separately otherwise than by members of the family of the occupiers for the time being of '15 Newlands Drive'.

**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 privacy and residential amenity.

**INFORMATIVES**

- 1 The site lies within an area where there is history of subsidence and accordingly the developer is advised to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of development.

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**CASE NUMBER:** 19/02778/TPO

**WARD:**

Ripon Moorside

**CASE OFFICER:** Josh Arthur  
**GRID REF:** E 430500  
N 470302

**DATE VALID:** 28.06.2019  
**TARGET DATE:** 23.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 14.08.2019

**APPLICATION NO:** 6.31.767.V.TPO

**LOCATION:**

Site Of Ripon Cathedral Choir School Whitcliffe Lane Ripon North Yorkshire

**PROPOSAL:**

Crown lift (by 2m) of 1 Norway Maple (T1) and 2 Lime (T2, T5), felling of 1 Sycamore (T4) within TPO 16/2001. Crown reduction (by 1.5m) of 1 Sycamore (T16) and removal of deadwood of 1 Sycamore (T17) within TPO 39/2005. Crown lift over entrance of 1 Sycamore (T12), crown lift (to 2.5m) of 4 Cherry ( within G3). Removal of deadwood of 1 Norway Maple (T23), 1 Oak (T24) and Sorbus (G5). Felling of 1 Rowan (T25), 1 Cherry (T26) and 1 Horse chestnut (within G6) within TPO 90/2017.

**APPLICANT:**

Mr Ben Stephenson

1 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.

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**CASE NUMBER:** 19/02826/TPO  
**CASE OFFICER:** Katie Lois  
**GRID REF:** E 431342  
N 470195

**WARD:** Ripon Moorside  
**DATE VALID:** 03.07.2019  
**TARGET DATE:** 28.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 14.08.2019

**APPLICATION NO:** 6.31.2786.TPO

**LOCATION:**

87 Aismunderby Close Ripon North Yorkshire HG4 1NT

**PROPOSAL:**

Lateral reduction (by 2m) of 1 Sycamore (T1), lateral reduction (by 1-2 m) of 1 Ash (T4) and 3 Sycamore (T6, T7, T8), and lateral reduction (to give 3m clearance of garage) of 1 Sycamore (T9) within Tree Preservation Order 12/1995.

**APPLICANT:**

Mrs Willimott

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, a lateral reduction (by 2m) of 1 Sycamore (T1), lateral reduction (by 1-2 m) of 1 Ash (T4) and 3 Sycamore (T6, T7, T8), and lateral reduction (to give 3m clearance of garage) of 1 Sycamore (T9), shall be completed in strict accordance with the specification noted in the application.
- 3 All works shall be undertaken by a suitably qualified Arborist in accordance with British Standards: 3998 (2010) Works to Trees.

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/01949/DVCMAJ	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Linda Drake	<b>DATE VALID:</b>	16.05.2019
<b>GRID REF:</b>	<b>E</b> 430968	<b>TARGET DATE:</b>	15.08.2019
	<b>N</b> 472264	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	07.08.2019

**APPLICATION NO:** 6.31.2526.K.DVCMAJ

**LOCATION:**

41 The Red House 41 Palace Road Ripon HG4 1FA

**PROPOSAL:**

Variation of condition 2 (approved drawings) to make amendments to boundary treatment of planning permission 14/03634/FULMAJ - Conversion and extension of Red House to form extra close care housing community.

**APPLICANT:**

Enterprise Retirement Living

APPROVED subject to the following conditions:-

- 1 The development shall be constructed in accordance with the approved plans:

YK102.02  
10064 (01) A  
10064 (03)  
10064.64 (04)  
10064 (05)  
10064 (06)  
10064 (07)  
10064 (08)  
10064 (09)  
10064 - 11  
10064/11  
10064 - 12  
P(000)01  
P(000)02  
P(000)03  
P(000)04 Rev E  
P(000)05 Rev C  
P(000)06  
P(000)08 Rev B  
10064(01) Rev A  
10064(04)  
YK103.02  
10064(03)  
10064(05)  
10064(06)  
10064(07)  
10064(08)  
10064(09)  
10064-11  
10064/11  
10064-12  
P(200)01 Rev B  
P(200)02 Rev B  
P(200)03  
P(200)11 Rev C  
P(200)12 Rev C

P(200)13 Rev E  
P(200)14 Rev F  
P(200)15 Rev C  
P(200)20  
P(200)21 Rev A  
P(200)22 Rev A  
P(300)01 Rev B  
P(300)02 Rev B  
P(300)10 Rev B  
P(300)11 Rev C  
P(300)12 Rev C  
P(300)21 Rev C  
P(300)31  
P(300)32  
P(300)40 Rev B  
P(400)01 Rev A  
P(400)02 Rev A  
P(400)03 Rev A  
P(400)04 Rev A  
P(400)05  
P(400)40  
G001  
P(600)01  
P(600)02  
P(600)03  
P(600)04  
P(600)05  
P(600)06  
P(600)07  
P(600)08 Rev A  
P(600)09  
P(600)10  
P(600)11  
P(600)12  
P(600)14  
P(600)15  
P(600)16  
P(600)17  
P(600) 18  
Arboricultural Survey dated August 2013, received 28.1.2015  
Woodland management plan dated July 2014 Rev. B  
LL01 Rev I  
LL02 Rev I  
LL03 Rev E  
LL04 Rev D  
LL05 Rev E  
LS01 Landscape Strategy Plan Rev C  
TPP01 Rev E  
TS01 Rev D



- 2 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.
- 3 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.
- 4 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.
- 5 The woodland on site shall be maintained and enhanced in accordance with the implementation of the Woodland Management Plan as submitted by Smeeden Foreman, dated July 2014.
- 6 Works shall be undertaken strictly in accordance with the recommendations of the Preliminary Ecological Appraisal (Smeeden Forman August 2013) and the Bat Activity Survey (Smeeden Forman, October 2012). Provisions include timing of works and precautionary measures relating to the presence or potential presence of protected species such as bats, nesting birds, great crested newts and badger.
- 7 No dwellings to any phased completion to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to base macadam level/and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation subject to defects maintenance periods. The completion of the 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.
- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except from investigative works, or the depositing of material on the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  - (i) The existing access shall be improved to give a minimum carriageway width of 5.5 metres formed with 6m radius kerbs, and that part of the access road extending 6 metres into the site shall be re-surfaced in accordance with Standard Detail number E7 VAR;
  - (ii) Any gates or barriers shall be erected a minimum distance on 10 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

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

- 9 Unless otherwise approved in writing by the Local Authority in consultation with the Highway Authority, the final phase of the development indicated on drawing L(100)15 - phase 5, shall not be brought into use until the existing access onto Palace Road has been permanently closed off to vehicles 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. These works shall include, where appropriate, replacing kerbs, footways, cycle ways and verges to the proper line and level.
- 10 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 visibility of 52 metres measured along both channel lines of Palace Road from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 11 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 site in connection with the construction of the access road or building(s) or other works until the details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The required highway improvements shall include:

(a) Provision of footway along the site frontage adjacent to Palace Road.

- 12 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the final phases of the development indicated on drawing L(100)15 - phase 5, shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition 2:

(a) Provision of footway along the site frontage adjacent to Palace Road.

- 13 No phase of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with approved drawings for the phase it relates. Once created these areas shall be maintained clear of any obstruction and retained for their intended purposes at all times.
- 14 There shall be no access or egress by any vehicle between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the

construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

- 15 The development hereby approved shall incorporate the mitigation measures recommended in the ground stability report prepared by Sirius, dated September 2014, unless the Local Planning Authority give written consent to any variation. The final foundation design for the buildings shall be approved in writing by the Local Planning Authority prior to the commencement of the development.
- 16 The construction of the development hereby approved shall not be carried out other than between the hours of 0700-1800 Monday to Fridays and 0800-1300 on Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.
- 17 Before any materials are brought onto the site or any development is commenced, the developer shall implement the agreed specification for root protection area (RPA) (as per Smeeden Foreman drwg: SF2125 TPP01) fencing in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.
- 18 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.
- 19 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.
- 20 Prior to the commencement of any site clearance, demolition or development a Demolition and Construction Method Statement setting out how the site will be cleared, the site developed and dwelling(s) constructed, ensuring there is no encroachment on to the Root Protection Area(s) of the trees and shall be submitted for the prior approval of the Local Planning Authority in consultation with the Council's Arboricultural Officer. Thereafter site clearance, demolition and development shall be carried out in accordance with such an approval.
- 21 The applicant is to retain, throughout the development process, including the proposed tree planting (as per the approved plans), the arboricultural consultant who is to forward a monthly progress report to the LPA. The progress report is required to demonstrate that the trees are being protected in accordance with the submitted detail, and any approved Method Statement or other documentation, during the course of the development. The retention of the arboricultural consultant will aid in

the development process where it applies to trees in all forms e.g. no dig road, Root Protection Area enforcement and tree planting.

- 22 All old drains shall be removed or grubbed out with the existing water supplies cut off at the site boundary, to the satisfaction of the Local Planning Authority.

Reasons for Conditions:-

- 1 For the avoidance of doubt and in the interests of proper planning.
- 2 To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
- 3 To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
- 4 In the interest of satisfactory drainage.
- 5 In the interests of good arboricultural management.
- 6 In the interests of biodiversity.
- 7 In accordance with Policy SG4 and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
- 8 In accordance with policy SG4 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 9 In accordance with Policy SG4 and the interests of highway safety.
- 10 In accordance with Policy SG4 and in the interests of road safety.
- 11 In accordance with policy SG4 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
- 12 In accordance with Policy SG4 and in the interests of the safety and convenience of highway users.
- 13 In accordance with Policy SG4 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
- 14 In accordance with the policy SG4 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 15 In the interests of public safety.
- 16 So as not to detract from the amenities of the adjoining residential property.
- 17 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 18 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 19 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 20 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 21 To ensure the protection of the trees or shrubs during the carrying out of the development.
- 22 In order to reduce the risk of water infiltration into the site and minimise potential for gypsum dissolution on the site.

**CASE NUMBER:** 19/02211/FUL  
**CASE OFFICER:** Laura Bromley  
**GRID REF:** E 430516  
N 470774

**WARD:** Ripon Spa  
**DATE VALID:** 03.06.2019  
**TARGET DATE:** 29.07.2019  
**REVISED TARGET:**  
**DECISION DATE:** 29.07.2019

**APPLICATION NO:** 6.31.2816.FUL

**LOCATION:**

57 Borrage Lane Ripon North Yorkshire HG4 2PZ

**PROPOSAL:**

Demolition of sun room and erection of single storey extension and porch. Erection of first floor extension including raising of roof pitch, installation of rooflights, removal of chimney and formation of Juliet balcony. Replacement of existing pitched garage roof with a flat roof, formation of covered storage area and alterations to fenestration.

**APPLICANT:**

Mr And Mrs Cutting

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 29.07.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 The finished floor levels of the hereby approved development are too be no lower than the existing finished floor levels of the main dwelling.
- 4 The approved larch timber cladding must not be painted in any colour other than a transparent wood treatment.

Reasons for Conditions:-

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

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**CASE NUMBER:** 19/02533/FUL

**WARD:** Ripon Spa

**CASE OFFICER:** Emma Howson  
**GRID REF:** E 429887  
N 471457

**DATE VALID:** 15.06.2019  
**TARGET DATE:** 10.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 25.07.2019

**APPLICATION NO:** 6.31.702.B.FUL

**LOCATION:**

18 Bishopton Lane Ripon HG4 2QN

**PROPOSAL:**

Erection of one detached dwelling with new access and 2m boundary fence

**APPLICANT:**

Mr M Swindels

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 25.07.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details as set out below:  
S20-8-PLG1 Revised 16-7-19 Proposed Site Layout  
S20-8-PLG2 Revised 16-7-19 Proposed New Dwelling - Plot 1
- 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 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 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.
- 6 Private Access/Verge Crossings: Construction Requirements  
Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:  
(ii)(c) The crossing of the highway footway shall be constructed in accordance with the approved Standard Detail number E6.  
(vi) The final surfacing of any private access within 2metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 7 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 8 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to :-  
a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ;  
b) evidence of existing positive drainage to public sewer and the current points of connection; and  
c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to ensure that the materials used conform to the amenity requirements of the locality.
- 4 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

- 5 In the interests of improving sustainable transport across the District and to improve air quality in accordance with the NPPF
- 6 In the interests of highway safety
- 7 In the interest of satisfactory and sustainable drainage
- 8 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

## INFORMATIVES

- 1 Electric vehicle charge points minimum specification residential and hotels - Informative
  - o One electric vehicle charging point for each residential unit with dedicated parking space.
  - o One electric vehicle charging point for every ten unallocated residential parking spaces (including hotels).
  - o Mode 3 charging point with a type 2 outlet socket
  - o The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32 Amps
- 2 It is noted the developer is proposing to utilise soakaways for the disposal of surface water. It is advised the developer and LLFA consider the gypsum deposits in the area and the practicality of soakaways.  
As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.
- 3 On the Statutory Sewer Map, there is a small diameter public combined sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. In this instance, due to the pipe's small diameter, YWS would look for any build over to be controlled by Requirement H4 of the Building Regulations 2000

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<b>CASE NUMBER:</b>	19/02558/ADV	<b>WARD:</b>	Ripon Spa
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	17.06.2019
<b>GRID REF:</b>	E 431215	<b>TARGET DATE:</b>	12.08.2019



**N 471387**

**REVISED TARGET:**

**DECISION DATE:** 05.08.2019

**APPLICATION NO:** 6.31.1328.N.ADV

**LOCATION:**

18 Fishergate Ripon HG4 1DY

**PROPOSAL:**

Display of 1no non illuminated fascia sign and 1no non illuminated hanging sign.

**APPLICANT:**

Cats Protection

APPROVED subject to the following conditions:-

- 1 The advertisements hereby permitted shall be displayed strictly in accordance with the details shown on:  
Location plan: 18 Fishergate  
Ripon - proposed shop signage: specification sheet received on the 17th June 2019.  
Shop front elevations: Cats protection Shop Fit-Out, drawing no. 04, Revision B, dated May 2019, received 17th June 2019.

Reasons for Conditions:-

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

**INFORMATIVES**

- 1 18 Fishergate is a Grade II Listed Building; therefore listed building consent is also required for the signage.

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**CASE NUMBER:** 19/02710/FUL  
**CASE OFFICER:** Emma Walsh  
**GRID REF:** E 430133  
N 471613

**WARD:** Ripon Spa  
**DATE VALID:** 25.06.2019  
**TARGET DATE:** 20.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.31.2819.FUL

**LOCATION:**

1B Ash Grove Ripon HG4 2DJ

**PROPOSAL:**

Erection of single storey extension

**APPLICANT:**

Miss Clarke

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details:  
Site Plan - received 25.06.2019  
Proposed Floor Plan and Elevation; Drwg No. 354/P1 Rev A, received 15.07.2019
- 3 The external walling materials of the extension hereby approved shall match the external materials of the host dwelling to the satisfaction of the Local Planning Authority.

**Reasons for Conditions:-**

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details.
- 3 In the interests of visual 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, in line with the Principal Building Control officer comments dated 02.07.2019.
- 2 You are advised that the development may involve building work covered by the Party Wall etc. Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until any necessary compliance with the provisions of this Act has been made.

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**CASE NUMBER:** 19/03051/DISCON  
**CASE OFFICER:** Katie Lois  
**GRID REF:** E 431513

**WARD:** Ripon Spa  
**DATE VALID:** 22.07.2019  
**TARGET DATE:** 16.09.2019

**N 471978**

**REVISED TARGET:**

**DECISION DATE:** 29.07.2019

**APPLICATION NO:** 6.31.1187.DISCON

**LOCATION:**

33 North Road Ripon North Yorkshire HG4 1JR

**PROPOSAL:**

Approval of details under condition 4 (Location of Tree) of Planning Permission 18/04591/FUL - Demolition and reconstruction of boundary wall and pillar, and felling of 1 Sycamore tree within Ripon Conservation Area.

**APPLICANT:**

Mr Robert Page

1 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

1 Condition 4: Email from agent received on 17.06.2019 are considered acceptable.

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**CASE NUMBER:** 19/01514/FUL  
**CASE OFFICER:** Laura Bromley  
**GRID REF:** E 430559  
N 471815

**WARD:** Ripon Ure Bank  
**DATE VALID:** 05.04.2019  
**TARGET DATE:** 31.05.2019  
**REVISED TARGET:** 05.07.2019  
**DECISION DATE:** 01.08.2019

**APPLICATION NO:** 6.31.2805.FUL

**LOCATION:**

60 College Road Ripon HG4 2HA

**PROPOSAL:**

Demolition of porch, erection of single storey extension, erection of detached garage, and installation of rooflights.

**APPLICANT:**

Miss C Alexander

1 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 01.08.2022.
- 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 30th July 2019; and as modified by the conditions of this consent:

Drg No: P30 Proposed Floor Plans - Revision C  
Drg No: P31 Proposed Elevations - Revision C  
Drg No: P50 Existing and Proposed Block Plans - Revision A  
Drg No: P20 Proposed Garage Plan and Elevations - Revision B

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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<b>CASE NUMBER:</b>	19/01859/DVCMAJ	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Mark Williams	<b>DATE VALID:</b>	30.04.2019
<b>GRID REF:</b>	<b>E</b> 431579	<b>TARGET DATE:</b>	30.07.2019
	<b>N</b> 471879	<b>REVISED TARGET:</b>	09.08.2019
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.31.222.J.DVCMAJ

**LOCATION:**

Land At Former Ripon Auction Mart North Road Ripon North Yorkshire HG4 1JP

**PROPOSAL:**

Variation of Conditions 2 (Approved Drawings), 3 (Root Protection Scheme), 4 (Landscaping), 6 (Great Crested Newts), 11 (Land Contamination), 15 (Drainage), 17 (Site Access), 18 (Parking Details) and 19 (Storage of Materials) of Planning Permission 16/02116/FULMAJ to allow for alterations to wording of conditions.

**APPLICANT:**

Mr J Crickmore

- 3 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 10.11.2020.
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by the submitted drawing labelled as Appendix 2 (Site Plan)(as further amended by the plans approved under Ref 19/01860/FUL) and drawing reference 1.10 (Boundary Details) unless otherwise with the prior written approval of the local planning authority and as modified by the conditions of this permission.

- 3 a) Before any materials are brought onto the site or any substantive development is commenced, the submitted specification for root protection area (RPA) fencing shown in Appendix 3 dated April 2019 (in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations or any subsequent amendments to that document) shall be installed 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 other than in the event that the fencing needs to be temporarily removed to reasonably enable the works being undertaken to be implemented.
- b) No groundworks or bringing on of materials shall commence on site in connection with the development hereby approved (including any soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery other than on the area specified and agreed under the terms of Condition 19) until the root protection area (RPA) works required by the approved tree protection scheme are in place.
- c) 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 other than in accordance with parts a) and b) of this condition. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
- 4 The detailed scheme for landscaping set out on the attached plan at Appendix 4 and Schedule dated April 2019(as amended by the plans approved under Ref 19/01860/FUL)shall be implemented in accordance with this plan and Schedule unless otherwise with the prior written agreement of 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 The methodology set out in the updated assessment (including the detailed method statement for the avoidance of harm to great crested newts during the course of works and for the retention of elements of great crested newt terrestrial habitat) at Appendix 6 A -D shall be followed in undertaking the development hereby permitted.
- 7 Any vegetation removal shall be undertaken 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.
- 8 No works shall be undertaken to the mature ash tree (TN1) unless an updated bat roost potential and/or activity survey has been submitted for the written approval of the local planning authority prior to the commencement of works.

- 9 The ecological mitigation and enhancement scheme for the site shall be carried out in accordance with the details agreed under Ref 19/02482/DISCON.
- 10 The chalets shall be used for permanent occupation for persons over the age of 55 only.
- 11 The development approved by this planning permission shall take place in accordance with the submitted Remediation Strategy referenced as Appendix 11, dated August 2018 and the Remediation validation summary - Ref 2376/025/AME/LH dated 30 July 2019 (other than in respect of the revised method of dealing with the old fuel tanks on the site frontage as set out in the Remediation Verification Report dated 3 July 2019). Any further changes to the Remediation Strategy would require the express written consent of the local planning authority.
- 12 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
- 13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
- 14 No building or other obstruction including landscape features shall be located over or within 3.5 metres is required at each side of the unknown & 450mm diameter sewers, and no building or other obstruction including landscape features shall be located over or within 4.0 (four) metres is required at each side of the 810mm public surface water sewer centre-line that traverse the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker
- 15 Surface water drainage arising from the impermeable surfacing resulting from/proposed as part of this development (comprising the caravans/caravan bases, roads and car parking spaces/areas and any other hardstanding) shall be disposed of only via the existing public surface water drains running through the site with the necessary connections to the public surface water drains being made and operational before any of the caravans hereby permitted are first occupied.
- 16 There shall be no movement of materials or caravans or the depositing of material on

the site until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority (other than as may be necessary in undertaking the construction of the revised access) and the following requirements:

(i) The additional parking spaces to the west of the reception building/office and west of the access road/north of the gates into the main body of the caravan park (as shown on the plan approved by way of Condition 2 above) shall be constructed to the satisfaction of the Highway Authority before any caravans are first brought onto the site or the reception building is open to the public, whichever is the sooner.

(ii) (b) The existing access shall be improved to meet the detailed specification as set out on the plan approved by way of Condition 2 above, including the provision of 8 metre radii and two metre footpaths as shown.

17 No caravan shall be occupied until the adjoining parking facilities serving that unit have been constructed in accordance with the amended drawing such that two parking spaces are available for each unit. Once created these parking areas and those required by way of Condition 16(i) shall be maintained clear of any obstruction and retained for their intended purpose at all time.

18 The existing hard access and hard standing shown as the area edged and hatched green on the plan dated 20 February 2019 and titled 'Condition 19 - parking and storage' (Appendix 19) shall be made and kept available prior to the commencement of the works to approve the site entrance and shall include provision of:

(i) On-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway.

(ii) On-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation other than when that part of the site is being redeveloped in accordance with the approved plans at which point alternative

#### Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In order to protect existing trees on site.
- 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.
- 6 In order to protect local populations of this protected species.
- 7 In the interests of protecting nesting birds.

- 8 In order to protect local populations of protected species.
- 9 In order to protect and enhance biodiversity.
- 10 In order to provide a mix of housing in the District in line with the requirements of the Strategic Housing Market Assessment (SHMA).
- 11 To protect the principal aquifer and the River Ure surface water body from contamination.
- 12 To protect the principal aquifer and the River Ure surface water body from contamination.
- 13 To protect the principal aquifer and the River Ure surface water body from contamination.
- 14 In order to allow sufficient access for maintenance and repair work at all times
- 15 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 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.
- 17 To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 18 To provide for appropriate onsite vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

## **INFORMATIVES**

- 1 The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as they do not carry out these roles during a flood. The Environment Agency's involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

- 2 The site lies within an area where there is history of subsidence and accordingly the developer is advised to engage a specialist to carry out a ground condition survey and confirm the stability of the site prior to the commencement of development.
- 3 You are advised that a separate license will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in Condition



17.

- 4 The planning permission hereby granted sits alongside the original permission Ref 16/02116/FULMAJ, which remains intact and unamended.
- 5 Any topsoil taken onto site should be certified as suitable for the intended end use including the protection of human health. This should be validated through sampling incorporated within a suitable verification report and cover the points contained within YALPAG technical Guidance 'Verification requirements for cover systems' Version 3.4 or any subsequent amendments.

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<b>CASE NUMBER:</b>	19/02149/DISCON	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Anna Mason	<b>DATE VALID:</b>	20.05.2019
<b>GRID REF:</b>	<b>E</b> 431797	<b>TARGET DATE:</b>	15.07.2019
	<b>N</b> 471580	<b>REVISED TARGET:</b>	29.07.2019
		<b>DECISION DATE:</b>	09.08.2019

**APPLICATION NO:** 6.31.2687.DISCON

**LOCATION:**

Land Comprising Field At 431797 471580 Rotary Way Ripon North Yorkshire

**PROPOSAL:**

Approval of details required under conditions 3 (Material Samples), 4 (Material Samples), 5 (Landscaping Scheme), 9 (Electric Vehicle details), 10 (Contamination Details), 12 (Construction Phase Management Plan) and 16 (Surface Water Drainage Details) of planning permission 16/02826/FULMAJ - Erection of retail development for convenience and comparison goods, car parking provision and formation of access.

**APPLICANT:**

Rothstone Developments

- 2 CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 7 was originally submitted as part of this application:

"Before use of the development commences, a noise mitigation scheme shall be submitted in writing and approved in writing by the local planning authority detailing measures that will be implemented to ensure that any noise associated with the development does not cause detriment to amenity or a nuisance, especially to those living and working in the vicinity.

This pre-occupation was withdrawn from the application on the 31st July 2019. Condition 7 stipulates that a Noise Mitigation Scheme needs to be submitted and approved by Harrogate Borough Council prior to the occupation of the site.

2 In order to comply with the approval granted for Condition 9, the Revised Proposal submitted on the 17th July 2019 must be adhered to. This revised scheme proposed the provision of 12 Electric Vehicle Charging Points. 2 spaces will be provided initially with the remaining 10 spaces being provided as demand for Electric Vehicle Charging Points increases. The approval for Condition 9 was granted subject to the eventual provision of all 12 spaces, subject to the expected demand increase.

3 Condition 10 has been approved by Harrogate Borough Council Environmental Health Officer. This approval is subject to compliance to the below stipulation:

"In respect to Phase 2 Remediation the Environmental Health Officer advises that in order to prevent accidental disturbance of asbestos fibres that a highly visible marker membrane is provided before the minimum clean cover of 150mm is applied along with the recommended gas protection measures and as part of the Phase 3 verification evidence of this marker and of the depth of cover needs to be provided."

4 North Yorkshire Country Council Highways Authority approved Condition 12, subject to the applicant adhering to the below requirements:

1. Rotary Way is an Emergency Access Route for the Fire, Ambulance and Police Services. Rotary Way and the A61 Ripon By-Pass must be kept free of all Visitor, Construction or Delivery traffic at all times.
2. Adjacent roads must be kept free of mud at all times.
3. Contractor Site Rules - Clause 10.03 10 should be corrected and refer to "Rotary Road, A61 and Stonebridgegate" (not "Park Road").

Failure to adhere to these stipulations would result in Breach of Planning Condition and the associated enforcement action.

5 North Yorkshire Country Council Lead Local Flood Authority have granted their approval in relation to Condition 16. This approval is subject to compliance to the following terms:

- o Where there are any amendments to the applicant drainage strategy, it is requested that the LLFA are further consulted.
- o The flowrate from the site shall be restricted to a maximum flowrate of 3 litres per second.
- o A 30% allowance shall be included for climate change for the lifetime of the development.
- o Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change plus urban creep critical storm event.
- o The scheme shall include a detailed maintenance and management regime for the storage facility.
- o Principles of sustainable urban drainage shall be employed wherever possible.

Failure to adhere to these stipulations would result in Breach of Planning Condition and the associated enforcement action.

<b>CASE NUMBER:</b>	19/02917/DISCON	<b>WARD:</b>	Ripon Ure Bank
<b>CASE OFFICER:</b>	Natalie Ramadhin	<b>DATE VALID:</b>	08.07.2019
<b>GRID REF:</b>	E 430928	<b>TARGET DATE:</b>	02.09.2019
	N 472010	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	08.08.2019

**APPLICATION NO:** 6.31.650.BH.DISCON

**LOCATION:**

Highfield House Hemsworth Walk Ripon HG4 2SG

**PROPOSAL:**

Approvals of details required under condition 5 (crime prevention measures) and condition 7 (bat survey) of planning permission 17/05214/FULMAJ Conversion of offices to form 11 apartments, alterations to roof pitch & extension of flat roof, alterations to fenestration and bin store.

**APPLICANT:**

Mr Snowden

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Condition 5: The original submitted document regarding crime prevention measures (received 8th July) and additional information provided for condition 5 (received 29th July) are considered acceptable. Please note condition 4 on the permission requires the cycle storage details to be submitted and approved by the LPA.
- 2 Condition 7: The details provided for condition 7 are considered acceptable. The ecological assessment which accompanies this application advises that a European Protected Species Mitigation Licence (EPSML) will be required to be obtained from Natural England in order for the works to be undertaken lawfully. Where required, it is the applicant's responsibility to engage a suitably qualified ecological consultant to apply for the appropriate licence to ensure that no breach of the relevant wildlife legislation occurs as a result of the proposed works.

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<b>CASE NUMBER:</b>	18/05040/CLOPUD	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	10.04.2019
<b>GRID REF:</b>	E 433231	<b>TARGET DATE:</b>	05.06.2019
	N 447082	<b>REVISED TARGET:</b>	31.07.2019
		<b>DECISION DATE:</b>	30.07.2019

**APPLICATION NO:** 6.148.48.D.CLOPUD

**LOCATION:**

The Riddings Spring Lane Kearby Wetherby North Yorkshire LS22 4DA

**PROPOSAL:**

Certificate of lawfulness for the erection of first floor extension.

**APPLICANT:**

Mr J Smith

REFUSED

- 1 Planning permission is required for this proposal under the Town and Country Planning Act 1990. Section 191 of The Town and Country Planning Act 1990 has not been fulfilled sufficiently to justify granting a Certificate.

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<b>CASE NUMBER:</b>	19/01716/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Aimée McKenzie	<b>DATE VALID:</b>	01.05.2019
<b>GRID REF:</b>	<b>E</b> 432911	<b>TARGET DATE:</b>	26.06.2019
	<b>N</b> 452361	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019
<b>APPLICATION NO:</b>	6.121.237.FUL		

**LOCATION:**

Harrogate Rugby Union Football Club Rudding Lane Follifoot Harrogate North Yorkshire HG3 1DQ

**PROPOSAL:**

Erection of a single storey extension to Clubhouse.

**APPLICANT:**

Mr R Semark

- 11 APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 31.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the application form, drawing reference: S001 Rev B, S002 Rev B received by the Local Planning Authority on 23 April 2019 and drawing titled 'rear elevation' received by the Local Planning Authority on 23 May 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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<b>CASE NUMBER:</b>	19/02379/DVCON	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Josh Arthur	<b>DATE VALID:</b>	05.06.2019
<b>GRID REF:</b>	<b>E</b> 438512	<b>TARGET DATE:</b>	31.07.2019
	<b>N</b> 453260	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019
<b>APPLICATION NO:</b>	6.123.60.A.DVCON		

**LOCATION:**

Land Comprising Field At 438512 453260 Spofforth Lane Little Ribston LS22 4EU

**PROPOSAL:**

Variation of condition 2 (approved drawings) to allow minor material amendments to approved dwellings of planning permission 18/02520/FUL - Erection of 4 no. dwellings with erection of associated garages; formation of new vehicular access and landscaping.

**APPLICANT:**

Byre Homes Limited

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 11.10.2021.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No's SP101 rev.H, P102 rev.E, P101 rev.E, P202 rev.E, P201 rev.E, P302 rev.D, P301 rev.D, P402 re., D and P401 rev. D received by the Council on 05.06.2019 and P104 received by the Council on 05.10.2018.
- 3 Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.
- 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 All new heads and cills shall be natural stone to match the existing stonework.
- 7 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
- 8 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:  
The crossing of the highway verge footway shall be constructed in accordance with the Standard Detail number E7.

The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

You are advised that a separate 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.

- 9 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 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.
- 10 No dwelling shall be occupied until the related parking facilities have been

constructed in accordance with the approved drawing site plan SP101F as amended. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 11 The garaging hereby permitted shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- 12 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
- 13 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.
- 14 There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
  - (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
  - (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

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

- 15 The hedge element to be removed shall not be taken out between the months of March and September of any given year.
- 16 No development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
  - 1.The programme and methodology of site investigation and recording
  - 2.Community involvement and/or outreach proposals
  - 3.The programme for post investigation assessment
  - 4.Provision to be made for analysis of the site investigation and recording
  - 5.Provision to be made for publication and dissemination of the analysis and records of the site investigation
  - 6.Provision to be made for archive deposition of the analysis and records of the site

investigation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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

- 17 Before the development is brought into use a scheme detailing the facility that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the charging point is installed and operational. Charging points installed shall be retained thereafter for the lifetime of the development.

Reasons for Conditions:-

- 1 To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.
- 2 In order to ensure compliance with the approved drawings.
- 3 In the interests of visual amenity and in order to harmonise with the existing building.
- 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.
- 6 In the interests of visual amenity and in order to harmonise with the existing building.
- 7 In the interests of highway safety.
- 8 To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
- 9 In the interests of road safety.
- 10 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.
- 11 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.
- 12 To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
- 13 In the interests of highway safety and the general amenity of the area.
- 14 In accordance with policy \*\*\*\* and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
- 15 In order to protect nesting birds.
- 16 This condition is imposed in accordance with Section 16 of the NPPF (paragraph 199) as the site is of archaeological significance.
- 17 In order to comply with Core Strategy policy EQ1.



## 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](mailto: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.

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<b>CASE NUMBER:</b>	19/02583/FUL	<b>WARD:</b>	Spofforth With Lower Wharfedale
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	18.06.2019
<b>GRID REF:</b>	E 434276	<b>TARGET DATE:</b>	13.08.2019
	N 452457	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	12.08.2019
<b>APPLICATION NO:</b>	6.121.238.FUL		

**LOCATION:**  
2 Ivy Close Follifoot HG3 1EH

**PROPOSAL:**  
Erection of two storey extension, single storey extension and alteration to fenestration

**APPLICANT:**  
Mr J Albiges

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 12.08.2022.
- 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 Plan and Block Plan: Drwg No.19/1008/04  
(Rec 18.06.2019)  
Proposed Plans and Elevations: Drwg  
No.19/1008/02 Rev D (Rec 18.06.2019)
- 3 Except where explicitly stated otherwise within the application, 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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<b>CASE NUMBER:</b>	19/02109/OUT	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Jane Lurcuck	<b>DATE VALID:</b>	24.06.2019
<b>GRID REF:</b>	<b>E</b> 419989	<b>TARGET DATE:</b>	19.08.2019
	<b>N</b> 447471	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	05.08.2019

**APPLICATION NO:** 6.140.54.F.OUT

**LOCATION:**

Clifton Village Hall Newall Carr Road Clifton Otley North Yorkshire LS21 2ES

**PROPOSAL:**

Outline application for othe erection of a village hall with all matters reserved.

**APPLICANT:**

Clifton Village Hall

APPROVED subject to the following conditions:-

- 1 Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 05.08.2021. 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.
- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters -
  - (a) access;
  - (b) appearance
  - (c) landscaping
  - (d) layout; and
  - (e) scale.

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

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

Location Plan received 24.06.2019

- 4 Any reserved matters application must be supported by scaled plans showing floor plan and elevations of the existing village hall.
- 5 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.
- 6 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.

#### Reasons for Conditions:-

- 1 To ensure compliance with sections 91-94 of the Town and Country Planning Act 1990.
- 2 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
- 3 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.
- 4 To allow the development hereby approved to be assessed in relation to Para. 145d) of the NPPF.
- 5 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.
- 6 To safeguard the environment and mitigate climate change in accordance with Harrogate District Core Strategy Policy EQ1.

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

**CASE NUMBER:** 19/02380/LB  
**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 423094  
N 447746

**WARD:** Washburn  
**DATE VALID:** 21.06.2019  
**TARGET DATE:** 16.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 14.08.2019

**APPLICATION NO:** 6.145.15.U.LB

**LOCATION:**

Mill House Leathley Lane Leathley LS21 2JZ

**PROPOSAL:**

Listed building consent for removal of internal wall and formation of 2no windows.

**APPLICANT:**

Mr And Mrs Riall

1 REFUSED. Reason(s) for refusal:-

- 1 The proposed locations of the double glazed windows would constitute development which is harmful to the character of the Grade II\* Listed Building. There are no very special circumstances or public benefits that would justify or outweigh the harm caused by these elements. The proposed removal of the internal wall would harm to the historic fabric and special interest of the building. It therefore would be contrary to guidance in National Planning Policy Framework, Heritage Management Supplementary Planning Document and The Planning Act (Listed Buildings and Conservation Areas), Policies EQ2 and SG4 of the Core Strategy.

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**CASE NUMBER:** 19/02434/FUL  
**CASE OFFICER:** David Potts  
**GRID REF:** E 422901  
N 454717

**WARD:** Washburn  
**DATE VALID:** 18.06.2019  
**TARGET DATE:** 13.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 06.08.2019

**APPLICATION NO:** 6.119.23.FUL

**LOCATION:**

Reservoir House Scargill Reservoir Valve Tower To Long Liberty Farm Beckwithshaw  
HG3 1SH

**PROPOSAL:**

Erection of first floor, two and single storey extensions and conversion of workshop/garage to form additional living accommodation.

**APPLICANT:**

Mrs C McEwan

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 06.08.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the following submitted drawings:  
  
Proposed House Floor Plans and Sections: Drawing No. M3008-04-101, received 10 June 2019.  
Proposed House Elevations: Drawing No. M3008-04-201, received 10 June 2019.  
Proposed Outbuilding Floor Plans: Drawing No. M3008-04-102, received 10 June 2019.  
Proposed Outbuilding Elevations and Sections: Drawing No. M3008-04-202, received 10 June 2019.  
Proposed Site Plan: Drawing No. M3008-04-002, received 10 June 2019.  
Location Plan: Title Number NYK187426, received 10 June 2019.
- 3 The materials to be used in the construction of the external surfaces of the extensions and alterations hereby permitted shall match those used in the existing building.
- 4 The residential annex in the partially converted garage hereby permitted shall be used wholly in conjunction with and in addition to the existing living accommodation at the dwelling known as 'Reservoir House, Scargill Reservoir' 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.
- 4 To remain ancillary to the dwelling known as Reservoir House, Scargill Reservoir, and ensure an acceptable relationship between the dwelling and converted outbuilding.

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**CASE NUMBER:** 19/02503/FUL  
**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 423797  
N 445924

**WARD:** Washburn  
**DATE VALID:** 17.06.2019  
**TARGET DATE:** 12.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 06.08.2019

**APPLICATION NO:** 6.145.62.E.FUL

**LOCATION:**

River View Farm Leathley Lane Leathley LS21 2JR

**PROPOSAL:**

Demolition of existing agricultural building and erection of a replacement building.

**APPLICANT:**

Ornamental Trees Ltd

REFUSED. Reason(s) for refusal:-

- 1 The proposal does not fall within the exception tests of paragraph 145a of the NPPF therefore would lead to inappropriate development in the green belt, which would be unsustainable contrary to Core Strategy policies SG3 and EQ2 and Local Plan policy E8 and paragraph 143-145 of the NPPF.

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**CASE NUMBER:** 19/02523/FUL  
**CASE OFFICER:** Mark Danforth  
**GRID REF:** E 416788  
N 449547

**WARD:** Washburn  
**DATE VALID:** 14.06.2019  
**TARGET DATE:** 09.08.2019  
**REVISED TARGET:**  
**DECISION DATE:** 30.07.2019

**APPLICATION NO:** 6.131.71.N.FUL

**LOCATION:**

Land North West Of Swallow Hill Farm Moorside Lane Askwith Otley North Yorkshire LS21 2JG

**PROPOSAL:**

Erection of detached double garage

**APPLICANT:**

Mr A Pickles

APPROVED subject to the following conditions:-

- 1 The development hereby permitted shall be begun on or before 30.07.2022.
- 2 The development hereby permitted shall be carried out in strict accordance with the submitted plans reference Drawing No 18.05.1756 as amended received by the Local Planning Authority on the 11 July 2019.

- 3 All stonework and roof tiles shall match with the adjacent host dwelling in type, size, colour, dressing and coursing 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 and in order to harmonise with the existing building.

## INFORMATIVES

- 1 The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town and Country Planning Act 1990. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via [paths@northyorks.gov.uk](mailto: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 There is an underground pipeline which lies near the site the applicant is advised to liaise with National Grid regarding safety distances for the proposed new development and to make sure that all necessary working criteria are met.

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<b>CASE NUMBER:</b>	19/02543/ADV	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Jeremy Constable	<b>DATE VALID:</b>	20.06.2019
<b>GRID REF:</b>	E 411973	<b>TARGET DATE:</b>	15.08.2019
	N 455111	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.105.7.E.ADV

**LOCATION:**

Drivers Barn Kex Gill Road Blubberhouses North Yorkshire

**PROPOSAL:**

Erection of 1 no. non-illuminated freestanding sign.

**APPLICANT:**

Craven District Council

- 1 APPROVED subject to the following conditions:-

- 1 The development hereby approved shall be carried out in strict accordance with the details within the application form and the following submitted plans and details:  
Location Plan: (received 13.06.2019)  
Proposed design: (received 13.06.2019)

Reasons for Conditions:-

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

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<b>CASE NUMBER:</b>	19/02729/CLOPUD	<b>WARD:</b>	Washburn
<b>CASE OFFICER:</b>	Jane Lurcuck	<b>DATE VALID:</b>	04.07.2019
<b>GRID REF:</b>	<b>E</b> 427997	<b>TARGET DATE:</b>	29.08.2019
	<b>N</b> 450382	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	01.08.2019

**APPLICATION NO:** 6.134.9.Q.CLOPUD

**LOCATION:**

Spring House Farm, Harrogate Riding And Language Centre Rudding Lane North Ripton HG3 1PW

**PROPOSAL:**

Certificate of lawfulness for conversion of indoor riding arena to a children's indoor soft play area.

**APPLICANT:**

Mr Drew Birtwistle

APPROVED

- 1 The proposed change of use from an indoor riding arena to a children's indoor soft play centre both fall under Use Class D2 of The Town and Country Planning (Use Classes) Order 1987 (as amended). Under Section 55(2) (f) of the Town and Country Planning Act 1990 'where the before and after use falls within the same use class' this would not constitute development requiring planning permission.

**INFORMATIVES**

- 1 This Certificate of Lawful relates solely to the use of the building.



**CASE NUMBER:** 19/03050/PNA  
**CASE OFFICER:** David Potts  
**GRID REF:** E 421365  
N 454718

**WARD:** Washburn  
**DATE VALID:** 19.07.2019  
**TARGET DATE:** 13.09.2019  
**REVISED TARGET:**  
**DECISION DATE:** 07.08.2019

**APPLICATION NO:** 6.107.17.K.PNA

**LOCATION:**

Trees House Jonahs Lane Norwood Harrogate North Yorkshire HG3 1SJ

**PROPOSAL:**

Prior notification for formation of track.

**APPLICANT:**

S.W., J.E. And J.M. Ryder

Prior approval not required

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**CASE NUMBER:** 19/00359/OUTMAJ  
**CASE OFFICER:** Kate Williams  
**GRID REF:** E 437357  
N 475334

**WARD:** Wathvale  
**DATE VALID:** 30.01.2019  
**TARGET DATE:** 01.05.2019  
**REVISED TARGET:** 16.08.2019  
**DECISION DATE:** 13.08.2019

**APPLICATION NO:** 6.22.122.OUTMAJ

**LOCATION:**

Brakehill Sleights Lane Rainton YO7 3PH

**PROPOSAL:**

Outline application for residential development with all matters reserved except access.

**APPLICANT:**

Mr Potter

REFUSED. Reason(s) for refusal:-

- 1 Due to the scale of the development proposed, which is over-intensive the development would result in an incongruous form of development that would be visually harmful to the landscape setting of the village and the non-designated heritage assets on the site. The benefits of the scheme would not outweigh the adverse impact of the development. The application fails to achieve the social and environmental strands of sustainable development set out in the NPPF and is contrary to Policies EQ2 and SG4 of the Harrogate District Core Strategy and saved policies C2, HD20 of the adopted Harrogate District Local Plan and the Landscape Character Assessment (2004). The proposed development would also be contrary to emerging Local Plan Policies HP2, HP3 and NE4.

- 2 The proposed development fails to make adequate provision for affordable housing. The application fails to achieve the social strands of sustainable development set out in the NPPF and is contrary to Policy HD5 of the adopted Harrogate District Local Plan. The proposed development would also be contrary to the emerging local plan policy HS2.
- 3 The proposed development fails to make adequate provision for the provision of public open space and village halls. The application fails to achieve the social strands of sustainable development set out in the NPPF and is contrary to Policies C1 of the Harrogate District Core Strategy and the Supplementary Planning Documents 'Provision for Open Space in connection with new housing development' and 'Provision for Village Halls in connection with new housing development'. The proposed development would also be contrary to the emerging local plan policy TI4.

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<b>CASE NUMBER:</b>	19/02309/DVCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Naomi Waddington	<b>DATE VALID:</b>	30.05.2019
<b>GRID REF:</b>	<b>E</b> 438286	<b>TARGET DATE:</b>	25.07.2019
	<b>N</b> 473090	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	25.07.2019

**APPLICATION NO:** 6.26.164.F.DVCON

**LOCATION:**

Buckle Brothers Builders Yard Dishforth North Yorkshire

**PROPOSAL:**

Variation of condition 2 (approved plans) to allow for the replacement of roof tiles of planning permission 18/02274/FUL - Change of Use of mezzanine floor from Storage (Use Class - B8) to Office (Use Class - B1); Installation of and alterations to fenestration, installation of rooflights, replacement of roof.

**APPLICANT:**

Fusion XL

REFUSED. Reason(s) for refusal:-

- 1 It is considered that the loss of traditional natural materials and replacement with artificial modern materials will have a detrimental impact upon the appearance of the barn. The proposal fails to use materials that respect the natural material of neighbouring buildings and the local area, demonstrably harms the appearance and undermines the significance of the non-designated asset, and its contribution to the character of the locality. Furthermore the proposal has the potential to cause harm to the significance of the nearby designated heritage assets of Crown Farmhouse and East View House through use of inappropriate materials within the setting of these listed buildings

The proposal would fail to meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, saved policy HD20 of the Harrogate District Local Plan, policies EQ2 and SG4 of the Harrogate District Core Strategy, and the supplementary planning guidance contained within the Harrogate District Heritage Management Guidance

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<b>CASE NUMBER:</b>	19/02715/CLOPUD	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Kate Lavelle	<b>DATE VALID:</b>	02.07.2019
<b>GRID REF:</b>	E 438263	<b>TARGET DATE:</b>	27.08.2019
	N 473326	<b>REVISED TARGET:</b>	
		<b>DECISION DATE:</b>	31.07.2019

**APPLICATION NO:** 6.26.32.D.CLOPUD

**LOCATION:**  
10 Forest Drive Dishforth YO7 3LU

**PROPOSAL:**  
Certificate of lawfulness for erection of single storey extension and detached garage.

**APPLICANT:**  
Mr K Robson

APPROVED

- 1 The proposed single storey side extension as shown on drawing 1898-1 (Existing Plans and Elevations), drawing 1898 (Proposed Plans and Elevation), drawing 1898-3B Proposed Site Plan and Ground Floor Plan) and drawing 1898-4 Site Boundary Plan complies with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended May 2019).
- 2 The proposed garage as shown on drawing 1898-1 (Existing Plans and Elevations), drawing 1898 (Proposed Plans and Elevation), drawing 1898-3B Proposed Site Plan and Ground Floor Plan) and drawing 1898-4 Site Boundary Plan complies with Schedule 2, Part 1, Class E of the General Permitted Development Order 2015 (as amended May 2019).

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<b>CASE NUMBER:</b>	19/02998/DISCON	<b>WARD:</b>	Wathvale
<b>CASE OFFICER:</b>	Anna Mason	<b>DATE VALID:</b>	15.07.2019
<b>GRID REF:</b>	E 436948	<b>TARGET DATE:</b>	09.09.2019

N 475393

REVISED TARGET:

DECISION DATE: 14.08.2019

APPLICATION NO: 6.22.69.G.DISCON

**LOCATION:**

Steeple View Back Lane Rainton Thirsk North Yorkshire YO7 3QB

**PROPOSAL:**

Approval of details required under condition 3, (materials) & condition 8, (wheel washing facilities) of Planning Permission 17/01251/FUL - Erection of detached dwelling with new access and double detached garage

**APPLICANT:**

Mr Kevin Walker

CONFIRMATION of discharge of condition(s)

**INFORMATIVES**

- 1 Only the approved roof and walls materials are to be used in the development in order to fully satisfy Condition 3:

Roof: Pantile roofing- Imerys Double Panne S. The pantiles are to be sourced from Edilians, 8 Kings Mill Road, Driffield, East Yorkshire, YO25 6TT.

Wall: Brick- Chatsworth Antique 65mm, sourced from Boroughbridge Brick and Tile Company, Blockmere House, The Old Station, Milby Lane, Boroughbridge, North Yorkshire, YO51 9BL

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