

Arkendale, Coneythorpe : No objection i.e. original scheme comments on
 & Clareton Parish Council revised scheme are still awaited
 Neighbours : Were consulted on the original and revised scheme.
 No replies had been received at the time of
 writing this report.
 Highways : Recommended conditions, were consulted on revised
 scheme and comments are still awaited at the time
 of writing this report.
 Environmental Health : No specific objection

It is my view that the revised scheme is acceptable and subject to conditions is recommended for approval.

BACKGROUND PAPERS : 6.87.14.A.OA
 Rural Design Guide
 Rural Areas Study

RECOMMENDATION : Approve

(DJF)

RECOMMENDATION: APPROVE subject to conditions:-

- 01 CA05 - DEVELOPMENT SHALL BE BEGUN BEFORE 03.10.93.
 - 02 CC01-AMENDED DRAWINGS/LETTERS RECD 05.07.89
 - 03 CD03-SAMPLES OF MATERIALS TO BE APPROVED.
 - 04 The development hereby approved is for a Blacksmiths workshop only and shall not be used for any other purpose without prior permission of the Local Planning Authority.
 - 05 CLO4-REPLANTING IF ANY TREES/SHRUBS DIE.
 - 06 CNO1-HOURS OF WORKING (8.00 am - 5.00 pm and 8.00 am - 1.00 pm)
- Reasons for conditions:-
- 01 RAO5-TO COMPLY WITH SECTIONS 41 TO 44.
 - 02 RCO1-ACCORDANCE WITH DRAWINGS.
 - 03 RDO3-MATERIALS TO CONFORM TO AMENITY REQUIREMENTS.
 - 04 To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.
 - 05 RLO1-TO SAFEGUARD RIGHTS OF CONTROL / INTERESTS OF AMENITY.
 - 06 RNO1-AMENITIES OF NEIGHBOURS.

6.92.111.A.PA Victor Homes Ltd

BROOKFIELD, HAMPSTHWAITE.

GRID REF: 425860 458380

Erection of 29 detached
 dwellings, laying out of
 associated vehicular access and
 improvements to junction of
 Hollins Lane/Brookfield.

REPORT:

This is a full application for residential development on land off Brookfield, Hampsthwaite.

Members may recall that permission was refused in December 1987 for development of this area of land and dismissed on appeal in 1984. That scheme was for a total of 2 ha and 65 dwellings.

This scheme reduces the area of land to 1.9 ha and the total number of dwellings to 29, a mixture of five house types and two types of bungalow. Unlike the previous scheme which included an access from Rowden Lane this scheme proposes an access from Brookfield and Brookfield Crescent. The proposed site is surrounded by development to the north, east and west. There is no definitive southern boundary and this scheme proposes a new boundary between Kingston on Rowden Lane and 31 Brookfield. Modifications are required to the access to Hollins Lane from Brookfield.

Parish Council comment as follows:-

"With reference to the above application I wish to place on record that this Parish is totally opposed to any further residential development in the parish and every endeavour will be made to stop our village becoming any larger and thereby losing its identity as a village.

As you are aware, some five years ago Tay Homes planned to build in the village and were opposed so strongly that they had to go to appeal which was granted in our favour.

I would refer you to the appeal decision (dated 2 August 1984) reference 1/APP/A2715/A/84/10375/P5 as to the reasons why the appeal was turned down by the Inspector, these reasons have not, to our knowledge, changed in any respect indeed, our resources have in fact lessened. We now have one less shop, bus services are less frequent, and the village school is now at capacity level.

At the time of writing this letter of objection, there are some 10 properties for sale in the village, ranging in price from £64,000 to £120,000. You can see therefore that there is no shortage of property available.

Therefore, on the grounds mentioned above, this Parish will totally oppose any applications for further development."

Highway Authority : Recommend conditions
Chief Engineer : Recommends conditions
Director Health & : Has no objections
Housing
Yorkshire Water : Have no objections
Authority

County Planning Officers comments will be reported at the meeting.

At the time of writing the report a total of 83 individual letters of objection including a petition signed by 41 people.

I consider this proposal must be considered in the context of the inspectors conclusions on the appeal. There were three issues.

- i) extent of commitment
- ii) planning policies
- iii) environmental effect

The inspector concluded that there was no doubt that the appeal site either in whole or part has been considered as possible development land. However this issue could only be considered in the light of any application.

The main planning policy documents are the Structure Plan and the Rural Areas Study whose objectives are aimed at protecting the rural environment.

With regard to the environment the inspector did not consider that this extensive area of pasture can be regarded as a pocket of land within the development limits of the village and would result in the consolidation of the already extensive estate development.

In conclusion I do not consider the scheme even on a reduced scale overcomes the inspectors conclusions and reservations.

Refusal is therefore strongly recommended.

(RNW)

RECOMMENDATION: REFUSE. Reasons for refusal:-

- 01 The proposed development would be inappropriate in both scale and form to the existing character of the settlement and would consequently conflict with Policy H4 of the approved North Yorkshire County Structure Plan.
- 02 The proposed development would result in the extension and consolidation of estate development into open pasture land to the detriment of the

character and appearance of the area and to the general environment of Hampsthwaite.

- 03 In the absence of any proven local need it is considered that development on this scale would be excessive and therefore detrimental to the village character of Hampsthwaite.
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6.93.278.PA Mr and Mrs B Hill

34 MOOR CLOSE, KILLINGHALL.

Alterations to form bedrooms and bathroom in roof space and forming dormer windows

GRID REF: 428540 458230

REPORT:

This application is concerned with alterations to No. 34 Moor Close, Killinghall (a detached bungalow) to create two additional bedrooms and a bathroom.

The alterations will involve the addition of four dormer windows, two on the rear elevation, one on the front elevation and one on the side elevation.

Parish Council has no objections so long as neighbours are informed.

Neighbours:- One letter of objection has been received concerned that the provision of a dormer window facing the road would overlook dining room and kitchen windows of their property.

The windows in question are on the gable end at first floor level and at present are reasonably well screened - none are principle rooms and it is your officer's view that any loss of privacy would be minimal.

BACKGROUND PAPERS - Harrogate Borough Council's House Extensions Design Guide.

PRU

RECOMMENDATION: APPROVE subject to conditions:-

- 01 CA05 - DEVELOPMENT SHALL BE BEGUN BEFORE 25.07.89.
- 02 CC02-DEVELOPMENT IN ACCORDANCE WITH DRAWINGS.

Reasons for conditions:-

- 01 RA05-TO COMPLY WITH SECTIONS 41 TO 44.
 - 02 RC02-COMPLIANCE WITH DRAWINGS.
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6.97.3.A.PA Alan Winterburn

BEECH VIEW, THORPE UNDERWOOD.

Erecting extension

GRID REF: 446319 459520

REPORT:

The subject of this application is the erection of a modest single storey rear extension. The property is situated on the northern edge of Thorpe Underwood and the proposed extension is a modest flat roofed extension situated in between an existing garage and existing rear extension.

CONSULTATIONS

Little Ouseburn, Kirby Hall : No objection
& Thorpe Underwoods P.C.

Neighbours : One neighbour has been consulted, no reply had been received at the time of writing this report

It is not usually the case that support is given for flat roofed extensions in this instance however it is my view that the proposed is relatively modest and not intrusive. Approval is therefore recommended.