

Forge House Minutes

Wednesday 19th June 2013

2013.35.01 The Forge, Main Street, Great Ouseburn, North Yorkshire, YO26 9RF 6.80.188.FUL 13/01999/FUL Erection of 1 detached dwelling and garage and formation of vehicle access (site area 0.09ha) The parish council requires further information before making a decision on this application. A 3rd floor plan was not supplied with the planning information and is required as indication from the 2nd floor plan shows a staircase going to the 3rd floor as well as there being windows in the roof. Therefore clarification on the roof space is required to see if it is habitable etc. Also it is indicated that the bus stop outside this location is to be relocated. The new location is to be indicated on the plans as it needs to be in close proximity to the existing location. Taking into consideration the above an extension of time has been requested to be able to discuss at the next pc meeting.

2013.35.02 The Forge, Main Street, Great Ouseburn, North Yorkshire, YO26 9RF 13/02003/CON Conservation area application for demolition of all buildings: The parish council supports this application.

Wednesday 17th July 2013

2013.35.01 (as referred in previous minute 2013.35.01) Mrs K Swann, The Forge, Main Street, Great Ouseburn, North Yorkshire, YO26 9RF 6.80.188.FUL 13/01999/FUL Erection of 1 detached dwelling and garage and formation of vehicle access (site area 0.09ha) Further information received for discussion – The e-mail from Andy Hough of Harrogate Borough Council planning team dated the 5th July 2013 was discussed. The relocation of the bus stop when arises needs clarifying as needs to be in close vicinity of the existing location and the Parish Council needs consulting.

15th January 2014

2013.143.2 Mr Graham Heathes, Unit 3, Peasholme Court, Stonebow, York re: The Forge, Main Street, Great Ouseburn, York, North Yorkshire 13/01999/FUL: Discharges of conditions 3, 6, 7, 8, 9, 11, 14: The Parish Council had no observations.

26th February 2014

Cllr Scott raised that he noticed on HBC website that the Parish Council have not been consulted regarding The Forge development requesting plastic windows as should be under the Article 4 Directive. Clerk to e-mail planning and Cllr Lewis to be made aware also.

16th April 2014

Councillors brought up concerns about the building taking place at 'The Forge' as they are not as per the consulted planning application due to the use of plastic windows. The Chairman was informed by the planning department that the parish response was not received. This is incorrect as the Clerk copied the Chairman in on the e-mail that was sent in response. The Council also claim to have sent consultations regarding the plastic windows plus other large alterations. These were not received by the clerk. The clerk is to consult with Councillor Lewis of how to proceed with the planning department as these problems started when they asked us to go electronically in responding to applications rather than staying with the paper format which was more reliable.

21st May 2014

2014.30.01 Mr Graham Heatley, Unit 3, Peasholme Court, Stonebow, York, North Yorkshire, YO1 7AD Re: The Forge, Main Street, Great Ouseburn, York YO26 9RF 6.80.188.B.DVCON 14/00131/DVCON: Application for variation of condition 2 to allow alterations to plans so garage will be attached and porch added to front elevation, condition 4 to allow window frames to be upvc instead of timber, condition 13 to allow 2no additional windows at ground floor level to rear, and removal of condition 10 remediation and contamination assessment in relation to planning approval 6.80.188.FUL – PART APPROVE THE APPLICATION AND PART REFUSE THE APPLICATION: The Chairman read out the decision notice.

2014.30.02 Mr Graham Heatley, Unit 3, Peasholme Court, Stonebow, York, North Yorkshire, YO1 7AD Re: The Forge, Main Street, Great Ouseburn, York YO26 9RF 6.80.188.DISCON 14/00132/DISCON: Approval of details under condition 3 (material sample), 6 (Site Access), 8 (Relocate Bus Stop), 9 (Access and Parking), 11 (Root Protection Area) and 14 (Boundary treatment) of Planning Permission 6.80.188.FUL – CONFIRMATION OF DISCHARGE to the part: Conditions 3, 8, 9 and 14

REFUSAL OF DISCHARGE to the part: Condition 6 and 11: The Chairman read out the decision notice.

2014.30.03 Planning Enforcement Notice for: The Forge, Main Street, Great Ouseburn, York YO26 9RF Case No. 14/00226/BRPC Ref: 6.80.188.FUL – Breach of conditions for development – erection of 1 detached dwelling and garage and formation of vehicle access (site area 0.09ha). An investigation including if necessary a site visit will be carried out within the next 28 days: The Chairman read out the decision notice, plus Cllr Lewis read

out a further e-mail that she had received from HBC Planning department. Cllr Lewis is requesting a meeting between the Parish Council and Harrogate Borough Council to discuss their decisions and also asking for the Council to supply the Conservation Report that sanctioned these conditions. Cllr Lewis informed the council the Bus Stop has to be placed in the location as per plans.

18th June 2014

2014.51.02 Mr Graham Heatley, Unit 3, Peasholme Court, Stonebow, York, North Yorkshire, YO1 7AD Re: The Forge, Main Street, Great Ouseburn, York YO26 9RF 6.80.188.C.DVCON 14/01886/DVCON Delete or Vary Condition – Variation of condition number 2 to allow alterations to approved plans and erection of conservatory of planning permission 6.80.188.C.DVCON: Application retracted 16.06.14 as HBC had to check dimensions and measurements of what has actually been built. Application resubmitted on the 18.06.14: The Parish Council discussed this application and objected due to the following observations:

- The pitch of the roof is too high and is causing concern as the house is located adjacent to the village green and is an important site location with it being a conservation village. It is such a large house intimidating and dominating the houses surrounding it.
- No chimneys present as shown on the original plan which changes the look of the building and not in keeping with the village.
- The Art stone jams are not satisfactory.
- The style of windows does not reflect the requested sash design particularly the lack of horns on the windows which are normally required for the period of the village.
- Additional windows have been added since the original plan particularly on the gables which are not desirable and overlook adjacent properties.
- The property has been built too close to next door and not where agreed on the original plan which causes it to overlook adjacent properties.

Wednesday 16th July 2014

- The Forge, Main Street: A meeting took place today with planners and councillors. The original plan is now to be dismissed however, the new plan submitted by Cosy Homes had certain criteria missed off the plan of which Harrogate Borough Council said they were negligent for due to workload at the time. Therefore the property is left with an enlarged footprint. The planners accepted a footprint of 8.3 however the builder has built the property to a footprint of 9m which is in breach therefore has been told to re-submit new plans of how the building has actually been built. The Parish Council should be consulted on these new plans of which they will not be accepting and have the following concerns and will object to:

- Increase in height of the building
- Moving of the footprint towards the old forge cottage and is overbearing to this adjacent property and dominating the street scene.
- The property has gained 450mm in length including the garage (20.4m on the plan passed and actually built to 21m). This has brought it closer to the old forge cottage.
- Window Jams on the side of the windows should not be there and are out of keeping with the period of the village.
- The Porch is also out of keeping and is a different style and is bigger than what was approved on plan.
- The window in the garage is too close and overlooking the adjacent property.
- The Velux roof window nearest to the Forge Cottage (West End) is overlooking the adjacent property.

The clerk is to contact Harrogate Borough Council and request a copy of the Environmental Survey/Report.

21st January 2015

Cllr Rampling raised concerns that The Forge development have still not paid their Commuted Sums and that this money may become lost to the Parish if left until April when the commuted Sums scheme may change. It was requested for the clerk to chase Harrogate Borough Council and to copy in Cllr Lewis.

18th March 2015

It was reported that the company 'Cosy Homes' of Forge House has been struck off from Companies House as being insolvent. Therefore any outstanding monies need to be chased personally.

21st October 2015

New Forge House: Harrogate Borough Council is enforcing the legal agent of the house in connection to the window jams and porch. No commuted sums have been received to date. Cllr Lewis has been informed the building company are in liquidation

21st September 2016

Planning Enforcements:

2016.76.05 Mr A G Heatley, The Forge, Main Street, Great Ouseburn, York YO26 9RF 16/00057/NENFNO 14/00226/BRPC 6.80.188.FUL Appeal ref: APP/E2734/C/16/3154241 Without planning permission the erection of a dwelling

22nd February 2017

2016. 156 Planning decisions notified by Harrogate Borough Council.

2016.156.1 Mr Andrew Graham Heatley, The Forge, Main Street, Great Ouseburn, York YO26 9RF APP/E2734/C/16/3154241 16/00057/NENFNO Appeal against a breach of planning conditions: The appeal was dismissed but the notice was varied. You can view the appeal decision online by going to www.planningportal.gov.uk/pcs.