

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 10 February 2004

PLAN: 13	CASE NUMBER: 03/02538/FUL
APPLICATION NO. 6.94.64.F.FUL	GRID REF: EAST 434870 NORTH 458540
	DATE MADE VALID: 24.06.2003
	TARGET DATE: 19.08.2003
	WARD: Knaresborough Scriven

Park

APPLICANT: Arncliffe Homes

AGENT: Wildblood MacDonald Partnership

PROPOSAL: Erection of 5 no dwellings and conversion of barns to form 3 no dwellings, with associated garaging, formation of new vehicular access, hard and soft landscaping and the felling of 3 no trees (site area 0.43ha).

LOCATION: Hazel Heads Farm The Green Scriven Knaresborough North Yorkshire HG5 9EA

REPORT

SITE AND PROPOSAL

This is an application for the conversion of existing former agricultural buildings at Hazel Heads Farm Scriven to form 3 dwellings together with the construction of a further 5 new dwellings. The scheme can be considered to be an alternative to the permissions granted in 2002 for the redevelopment of the site.

Conservation Area consent has already been granted for the demolition of the existing farmhouse which is sited very close to Market Flat Lane, together with the more modern and utilitarian farm buildings. A separate application has been received for the demolition of a further building on the site (see 6.94.64.E.CON).

The scheme has been the subject of negotiation and redesign to achieve a development which is commensurate with the site's location within Scriven Conservation Area. However, Members should be aware that the developers prefer their original submission which has the support of the Parish Council. The revised scheme secures the reconstruction of the existing barn adjacent to Market Flat Lane and the construction of a replacement 'farmhouse' (unit 8) which retains the pinch point at this part of the conservation area which is so important to its character.

The revised scheme now proposes the following:-

Unit 1 Conversion of existing stone and pantiled building to form a 4 bedroomed dwelling.

Unit 2 Conversion and extension of existing stone barn to form 4 bedroomed dwelling.

Units 3 and 4 Construction of linked 4 bedroomed properties on site of existing dutch barn.

Unit 5 Construction of 4 bedroomed property constructed in brick with pantiled roof.

Unit 6 Construction of 4 bedroomed property constructed in stone with a pantiled roof.

Unit 7 Conversion of existing stone/brick/pantiled building to create a 4 bedroomed property.

Unit 8 Construction of 4 bedroomed stone and pantiled property including the reconstruction of existing building to provide garaging.

MAIN ISSUES

1. Land Use/Principle
2. Design/Impact on the Conservation Area

RELEVANT SITE HISTORY

01/02891/CON - Conservation Area consent for the demolition of farmhouse, dutch barn and 3 agricultural buildings: Per 26.02.2002.

01.02883/FUL - Permission for demolition of farmhouse and replacement dwelling: Per 26.02.2002.

01.02803/FUL - Erection of 4 dwellings and conversion of barns to form 3 dwellings: Per 08.03.2002.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Scriven

English Nature

Has no objections

D.L.A.S Arboricultural Officer

Has no objections to the removal of the self seeded trees

Conservation and Design Section

See Assessment

DLAS - Open Space

Advises on a revised additional commuted sum of £865.00 allocated to Scriven Green and King George Playing Field

H.B.C Land Drainage

Recommends confirmation that soakaways will work (this can be covered by condition)

Highway Authority

Recommend conditions (comments of the revised scheme awaited)

Housing Development

Advises that the scheme is below the threshold for affordable housing as Scriven is included with Knaresborough for the purposes of Policy H5

Yorkshire Water

Recommends conditions

English Heritage

Objected to the original submission expressing particular concern about the loss of the farmhouse and barn

Police Architectural Liaison Officer

Provides advice about the eastern boundary treatment and comments on 'Secured by Design'

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 25.07.2003

PRESS NOTICE EXPIRY: 25.07.2003

REPRESENTATIONS

SCRIVEN PARISH COUNCIL - Have no objections to the original submission. Comments on the revised scheme awaited.

OTHER REPRESENTATIONS - No other representations have been received.

VOLUNTARY NEIGHBOUR NOTIFICATION - None carried out.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas

LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment

LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development

LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages

LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design

LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
LPH05 Harrogate District Local Plan Policy H5: Affordable Housing

ASSESSMENT OF MAIN ISSUES

1. LAND USE/PRINCIPLE - The application site lies within the development limit of Knaresborough which for the purposes of the Local Plan includes Scriven. There is therefore no conflict with criterion A of Policy H6 of the Harrogate District Local Plan.

The proposed development is of a scale, density, layout and design which is appropriate to the locality.

The revised scheme is appropriate to the form and character of the settlement and replaces a redundant farm.

The development provides a satisfactory level of residential amenity for future residents and does not harm the amenities of existing dwellings.

This will not result in the loss of open space of recreation or amenity value in conflict with Policies R1 and HD12 of the Harrogate District Local Plan.

The development will not prejudice the overall housing strategy and may be properly considered as a variation of an existing permission on a previously developed site. This situation is specifically addressed in criterion 2 of Policy HX.

It is not considered that the proposal conflicts with the other policies in the plan and therefore the proposal accords with the six issues identified by Policy H6.

2. DESIGN/IMPACT ON THE CONSERVATION AREA - The design of the development utilises existing buildings and the new dwellings draw on vernacular design details found in the Conservation Area. The original submission proposed the replacement of an existing shed with a substantial new property and visually opened up a large area at the 'pinch point' on Market Flat Lane. The siting also closed off views of the surrounding countryside. The amended scheme addresses those concerns and while English Heritage may have preferred to see the retention of the existing farmhouse, this element has to be balanced against the need to achieve a safe access to the site.

It is considered that the amended scheme, together with the detailed design revisions to individual plots achieves and retains a sense of enclosure at the pinch point, while achieving views of the surrounding countryside which is so characteristic of this part of the Conservation Area. It is considered that this proposal will preserve and enhance the Conservation Area and complies with Policy HD3 and the guidance in PPG15.

CONCLUSION - The scheme is a well designed alternative to the one approved in 2002 which will preserve and enhance the Conservation Area.

Subject to the receipt of a unilateral obligation in respect of the payment of commuted sums for open space which this revised scheme generates and no substantive objections from the outstanding consultation with the Highway Authority approval is recommended.

CASE OFFICER:

Mr R N Watson

RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 The site shall be developed with separate systems of drainage for foul and surface water.
- 4 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing and off-site works have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
- 5 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 building shall be occupied or brought into use prior to the completion of the approved foul drainage works.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 In the interests of satisfactory and sustainable drainage.
- 4 To ensure the site can be properly drained.
- 5 To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

