

HARROGATE BOROUGH COUNCIL

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

DATE: 9 March 2004

PLAN: 09	CASE NUMBER: 03/05698/LB
APPLICATION NO. 6.104.93.B.LB	GRID REF: EAST 449943 NORTH 460049
	DATE MADE VALID: 14.11.2003
	TARGET DATE: 09.01.2004
	WARD: Ouseburn

APPLICANT: JR And K Throup & Sons

AGENT:

PROPOSAL: Listed Building application for the erection of retaining wall abutting salmon ladder, together with the erection of hydropower plant, switchgear house inc inlet channel and tailrace with assoc landscaping work as approved by 6.104.93.A.FUL.

LOCATION: Linton Lock, Nun Monkton Harrogate District YO30 2AZ

REPORT

SITE AND PROPOSAL

This is an application for listed building consent for the erection of a retaining wall abutting the salmon ladder together with the erection of a hydropower plant, switchgear house including inlet channel and tailrace which was granted planning permission in October 2003. The application originally only referred to the section of wall which abutted the salmon ladder but was subsequently amended by the applicant to cover the whole development. The application has been re-advertised and all consultees re-notified.

The salmon ladder is a Grade II listed structure.

An inlet channel will be built into the river bank to carry water to the turbine for generation. From this channel, a new retaining wall will link the inlet channel to the existing wall which forms part of the structure of the listed salmon ladder. This will provide a watertight seal for the works and prevent water running between the inlet channel and the 'land' side of the salmon ladder (where clearly there is no existing wall and will in plan and elevation visually be a continuation of the existing profile. There will be no mechanical anchorage into the existing wall and the new wall will be separated from the existing wall by a membrane. The new wall would be constructed in matching materials to the existing wall above the waterline. Within the inlet channel will be various screens to prevent debris from entering the turbine. Water passing through the turbine then generates electricity. The water then passes back into the river through a tailrace. All these details were included in the planning application which was granted permission last October..

MAIN ISSUES

1. Impact on the Listed Structure

RELEVANT SITE HISTORY

6.104.93.FUL - Hydro electric power station: Approved 17.06.2003 (Judicial review challenge - decision now quashed).

6.104.93.A.FUL - Hydro electric power station: Approved 14.10.2003.

CONSULTATIONS/NOTIFICATIONS

Ancient Monuments Society

No reply

Soc for the Protection of Ancient Bldgs

The Society has no objections as long as your Authority is happy with the materials proposed and the adjacent landscaping abutting the new wall/railings

Victorian Society

No reply

York Georgian Society

Have given further consideration to the proposal and now object to any proposal which would detract from the integrity of the listed structures, the setting of the lock and the associated weir and salmon ladder

Parish Council

Nun Monkton

Hambleton District Council

Objection attached as Appendix 1

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 05.03.2004

PRESS NOTICE EXPIRY: 05.03.2004

REPRESENTATIONS

NUN MONKTON PARISH COUNCIL - No objections.

OTHER REPRESENTATIONS -

Objections have been received from Linton on Ouse Parish Council (Appendix 2) comments on original submission.

Objections have also been received from Newton on Ouse Parish Council (Appendix 3).

Five letters of objection have been received (along with several e-mails) from solicitors

acting on behalf of the owner of the Lock House on the opposite (Hambleton) side of the river. The principle concern is the form of the application as they take the view that the whole hydro electric power station requires listed building consent. Concern is expressed about the setting of the listed buildings, economic disbenefits as the area would be less attractive to tourists.

A letter of objection has been received from Yorkshire Tourist Board expressing concern about the impact the development would have on the business at Linton Lock (dining, fishing, boating and general low key leisure pursuits).

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD01 Harrogate District Local Plan Policy HD1: Statutory list of buildings of special architectural or historic interest

SPE4 North Yorkshire County Structure Plan Policy E4

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE LISTED STRUCTURE - This is an application for listed building consent for the hydropower station adjacent to the salmon ladder which is a Grade II listed structure. Members will recall from the consideration of the second application for the hydro-electric power plant in October last year that due consideration was given to the impact of the proposed development on the wider setting of the listed structure (the salmon ladder and weir).

Members should now consider this application directly on the impact on the listed structure and its setting (Sections 16 and 66 Of the Planning (Listed Buildings and Conservation Areas) Act 1990 refers). The submitted details show that the new wall will not be tied into the existing wall but will abut it and be separated by a waterproof membrane. It is considered that this will have no adverse impact on the fabric of the listed structure and construction materials which would be visible above the waterline and would match the existing inlet wall to the salmon ladder. It is not considered that the tailrace or sheet piling (below the waterline) will have any impact on the training wall which is also referred to in the list description. It is not considered that the proposed hydropower station will adversely affect the wider setting of the listed structure.

It is considered there is no conflict with Policy HD1 of the Harrogate District Local Plan or Policy E4 of the North Yorkshire County Structure Plan.

CONCLUSION - The proposed development will have no adverse impact on the fabric of the listed building or its wider setting and approval is recommended.

CASE OFFICER: Mr R N Watson

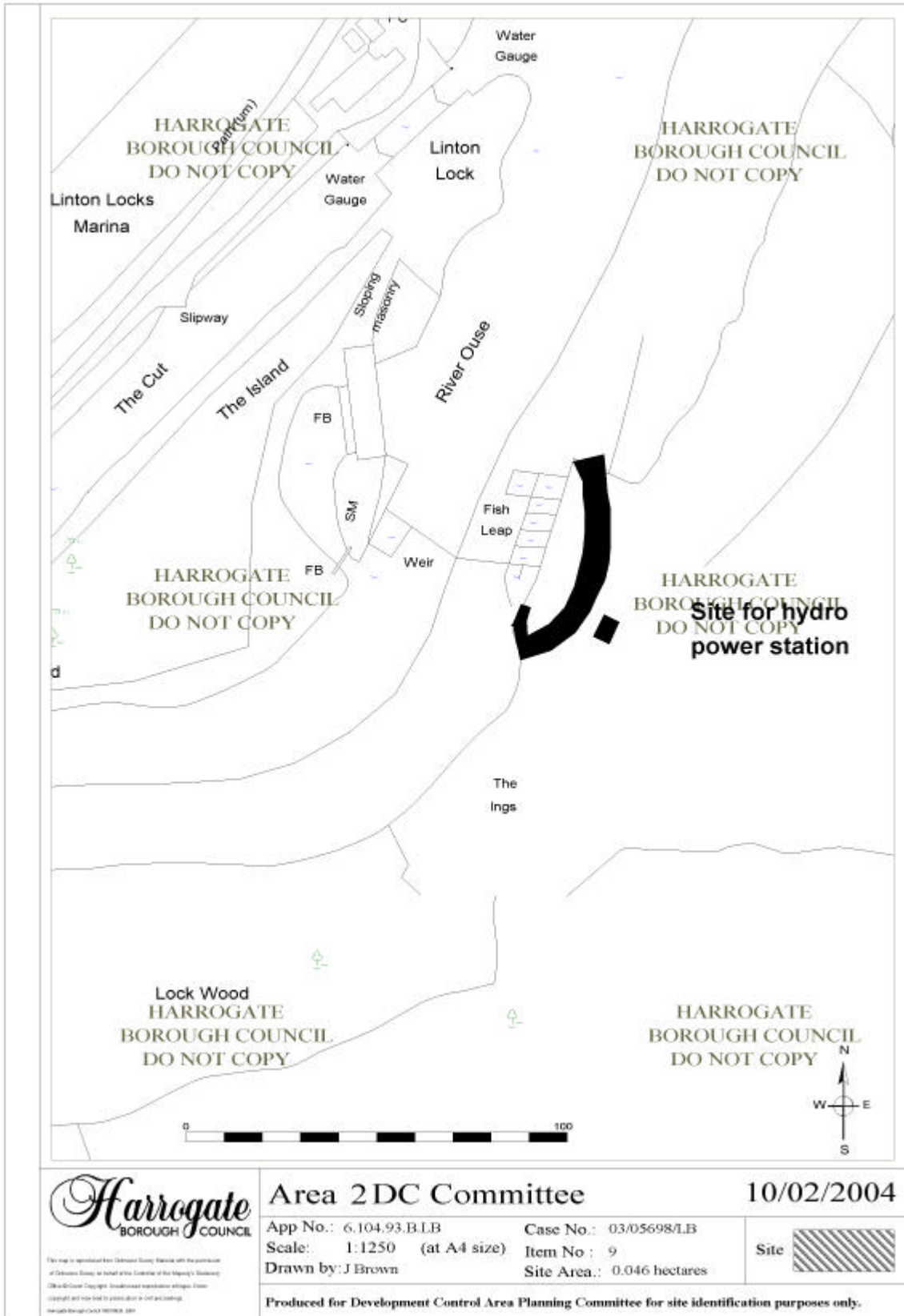
RECOMMENDATION

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

- 1 CA05L LB - DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 0 For republicity and reconsultation.
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 0 For republicity and reconsultation.

Reasons for Conditions:-

- 1 CA05LR TO COMPLY WITH SECTION 18
- 0 For republicity and reconsultation.
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 0 For republicity and reconsultation.



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

10/02/2004

App No.: 6.104.93.B.LB

Case No.: 03/05698/LB

Scale: 1:1250 (at A4 size)

Item No: 9

Drawn by: J Brown

Site Area.: 0.046 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.