

HARROGATE BOROUGH COUNCIL

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

DATE: 9 March 2004

PLAN: 11	CASE NUMBER: 03/05970/FULMAJ
APPLICATION NO. 6.125.12.B.FULMAJ	GRID REF: EAST 450150 NORTH 451240
	DATE MADE VALID: 24.12.2003
	TARGET DATE: 24.03.2004
	WARD: Marston Moor

APPLICANT: FK Abbey

AGENT: Malcolm Tempest Ltd

PROPOSAL: Demolition of existing farm buildings and erection of 11no dwellings, erection of 2m high boundary wall, and formation of new vehicular access (site area 0.5ha) Revised scheme.

LOCATION: Hall Farm Tockwith Road Long Marston York North Yorkshire YO26 8PQ

REPORT

SITE AND PROPOSAL

The application site is located at Hall Farm, Tockwith Road and is situated opposite the junction formed by Back lane within the village of Long Marston. Hall farm is an existing working farm and consists of range of brick built agricultural buildings that are constructed at 90 degrees to the road. A large more modern shed is located along the road frontage to the south of the existing access drive serving the site. The access serves the existing farm and farmhouse that is situated some 50 metres back into the site.

The site itself is approximately 0.5 hectares in area and is abutted by residential property on both sides with open fields located to the rear.

The applicant proposes the demolition of all the existing agricultural buildings that presently occupy the site and construct 11 dwellings, together with the formation of a new vehicular access and a 2metre high boundary wall to the site frontage. The dwellings would consist of two 1 bedroom units, four 2 bed units, one 4 and 5 bed units and three 6 bed units. Six of the dwellings would form affordable units (the single and two bedroom units).

Long Marston is situated within land designated as green belt.

MAIN ISSUES

1. Land Use
2. Visual Impact
3. Residential Amenity
4. Highway Safety
5. Drainage

6. Open Space Provision

RELEVANT SITE HISTORY

6.125.12.FUL - Erecting lean-to building for general farm storage: PER 14.05.1975

6.125.12.A.FUL - Demolition of existing buildings and erection of 7 no. dwellings with new vehicular access: WITHDRWAN 13.10.2003

CONSULTATIONS/NOTIFICATIONS

Parish Council

Long Marston

The Coal Authority

The site is not within an area of coal mining influence

DLAS - Open Space

A commuted sum of £12,969 is generated for the development and is allocated to Long Marston Recreation Area and verges.

H.B.C Land Drainage

Please consult Marston Moor Internal Drainage Board

Yorkshire Water

Recommend the imposition of conditions

Highway Authority

No highway objection - but recommend the imposition of conditions

Housing Development

The provision of affordable units complies with HDLP SA Policy H5 and HX

Marston Moor Internal Drainage Board

Recommend the imposition of conditions.

Environmental Health

Recommend a condition in relation to ground contamination

Conservation and Design Section

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 06.02.2004

PRESS NOTICE EXPIRY: 06.02.2004

REPRESENTATIONS

LONG MARSTON PARISH COUNCIL - Has no objection but make the following point:

The stability of the front boundary wall was queried, but it is assumed this will be made safe or re-built.

OTHER REPRESENTATIONS - No other representations received.

VOLUNTARY NEIGHBOUR NOTIFICATION - No properties notified.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- PPG13 Planning Policy Guidance 13: Transport
- PPG17 Planning Policy Guidance 17: Planning for open space, sport and recreation
- SPH4 North Yorkshire County Structure Plan Policy H4
- SPE8 North Yorkshire County Structure Plan Policy E8
- SPE10 North Yorkshire County Structure Plan Policy E10
- LPGB05 Harrogate District Local Plan Policy GB5: Development within settlements in Green Belt
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- LPH05 Harrogate District Local Plan Policy H5: Affordable Housing
- LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design
- LPH17 Harrogate District Local Plan Policy H17: Housing Type
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
- LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development
- PPG2 Planning Policy Guidance 2: Green Belts

ASSESSMENT OF MAIN ISSUES

1. LAND USE - The application site is centrally located within the main built up confines of the village and wholly within the development limit for the settlement as identified by the Harrogate District Local Plan Inset map No.31.

The site is located within land designated as green belt. Harrogate District Local Plan Policy GB5 is permissive towards new residential development but would restrict this to infilling within the area defined by the development limit. Such an approach is consistent with advice contained within PPG2 (Green Belt). The policy also identifies that development should not harm the openness of the green belt or any of the purposes of including the area within green belt; be of a scale density, layout and design appropriate to the locality; provide a satisfactory residential environment; not result in the loss of open space of recreational or amenity value and accords with all other policies of the plan. These issues are discussed in more detail below.

Harrogate District Local Plan Selective Alteration Policy HX is permissive towards the residential development of sites occupied by agricultural buildings of less than 0.3 hectares in area and providing less than 10 units net. Sites such as the proposed, which are above

that threshold, will need to demonstrate exceptional substantial planning benefit to be permitted.

Harrogate District Local Plan Selective Alteration Policy H5 requires on sites greater than 0.1 hectares in area (or providing three or more units) to provide an element of affordable housing. Negotiation would commence at 50% provision.

Harrogate District Local Plan Selective Alteration Policy H13 requires all new development to be constructed at a minimum of 30 units per hectare in accordance with advice contained in PPG3. Such density ensures the more efficient use of land and generally promotes smaller unit sizes. The density requirement would only be relaxed should site characteristics/constraints or amenity requirements dictate a lower density scheme.

Harrogate District Local Plan Selective Alteration Policy H17 requires new housing schemes to provide a reasonable mix of housing type and size so as to provide for local needs. The policy is intended to ensure an appropriate mix in order to meet existing community needs and create balanced and inclusive communities in accordance with PPG3.

In this instance the site is greater than 0.3 hectares and as the applicant proposes 11 dwellings will need to demonstrate substantial planning benefit for consent to be forthcoming.

The applicants are providing 6 affordable units out of a total of 11 dwellings (approx 55% provision). Such provision is greater than that required under H5 and as such represents planning benefit and provides a mix of house type as required by Selective Alteration Policy H17.

Although the density is less than 30 units per hectare (approx 23) regard has to be taken of the sites location within green belt (see visual impact below).

In addition the applicants propose alterations to Tockwith Road itself which will help address highway safety concerns that have been recognised by the highway authority (speeding motorists) together with the removal of farm traffic at a junction which has at present restricted visibility. The applicants state further that it will allow the current farmer to relocate to an existing steading located outside of the village resulting in a more efficient farming operation (the existing buildings are restrictive for modern farming purposes). Such a relocation will also remove noise, nuisance, dust and vermin associated with the existing activity which is in close proximity to dwellings.

The Assistant Director of Housing has noted that there is a requirement for affordable houses in the locality and that the provision of 6 units is acceptable.

2. VISUAL IMPACT - The proposed development would wholly remove the existing farm buildings situated at the site. These buildings are considered to represent substantial buildings in their own right within the green belt.

The proposed dwellings will introduce a residential frontage to Tockwith Road. The scheme retains a brick boundary wall frontage, which is a characteristic of the immediate locality. The boundary wall would however be 2m in height which is considerably higher than the

wall which fronts the road at the moment. It is considered that should Members be minded to approve the scheme a condition is imposed reducing the height of this wall, as your officer is concerned that a 2 metre wall along the whole site frontage this may appear oppressive within the street scene.

In terms of the impact of the dwellings upon green belt, it is noted that the units would replace existing substantial brick buildings and as such it could be argued the development would have a neutral impact. It is accepted that 1 modern corrugated sheet building will be replaced on the road frontage, but this is considered beneficial to the street scene as a whole.

Following the initial submission the applicant has amended the scheme by redesigning the two units situated at the north eastern extremity of the plot. Concern was expressed that the units would create a large 'wall' of development when viewed from distance views of the site. Such an impact would potentially erode the openness of the green belt as protected by HDLP Policy GB5. The revised plan breaks up the mass of the units and whilst still very large units in their own right, now have the benefit of a separation gap which helps meet the objectives of GB5.

Design alterations have been negotiated in respect of the remainder of the units. It is noted that the dwellings are large, however this is not uncharacteristic of the locality. Accepting the massing of the units, the revised design and form are considered acceptable.

It is noted that the highway authority would wish to see a mini roundabout at the junction of the site with Tockwith Road, whilst the applicants are intending to re-align the roadway. Your officer would prefer to see a re-alignment of the road as the introduction of a mini roundabout could potentially suburbanise the street scene. Details of the access can be controlled by the imposition of conditions.

3. RESIDENTIAL AMENITY - The site abuts existing residential property, namely The Lodge, The Old Granary, Cromwell House and The Paddocks. The scheme has been designed to ensure minimum impact upon adjacent residential property. Clearly the outlook from these units would be altered, but would benefit from the removal of the existing agricultural activity. The scheme has been designed to ensure satisfactory privacy distances are maintained between properties within the site and adjacent units.

It is noted that the dwelling described as 'Lowgill House' would be sited adjacent to the Lodge, which is an existing bungalow. The proposed dwelling is large, however regard must be taken that the existing range of farm buildings are constructed forward of The Lodge and upon the joint boundary. The proposed unit would not project forward of the bungalow (the unit would be set slightly behind the front elevation of the unit) and as such would not have an overbearing impact.

The impact of the development upon Cromwell House and The Paddocks to the south of the site will to some extent be tempered by the removal of the existing agricultural building occupying the southern portion of the site. It is noted that the applicants intend to retain the existing boundary treatment to this southern boundary.

The development will not have an adverse impact upon the residential amenity of the

occupiers of adjacent property.

4. HIGHWAY SAFETY - The applicants propose the construction of a new access road to serve the dwellings with entrance/egress onto Tockwith Road. The access will require the realignment of Tockwith Road itself to aid visibility at the junction. The Highway Authority have been consulted and have no objections subject to detailing of the access. On this basis the highway authority recommend the imposition of conditions. It is noted that such a solution may incorporate a mini roundabout at the junction of the access road with Tockwith Road.

5. DRAINAGE - An existing 225mm diameter sewer crosses the site and Yorkshire Water recommend that a stand off distance of 3m is required at each side of the sewer. The applicants have achieved this by the siting of the proposed flats and proposed 'barns' to the rear of the site and thus avoiding the route of the sewer.

It is noted that the existing public sewer network does not at present have adequate capacity available to accommodate the anticipated foul water discharge from the proposal and as such alternative arrangements are required, such as reducing existing surface water run off. It is on this basis that Yorkshire Water recommends the imposition of planning conditions.

6. OPEN SPACE PROVISION - Harrogate District Local Plan Policy R4 is applicable in this instance and a commuted sum of £12,969 is generated for all facilities and allocated to Long Marston Recreation Area and Verges. The applicant has been informed of the requirement and although written confirmation has not yet been received the applicants have stated that they will comply with the policy.

CONCLUSION - The broad land use principle of residential development on this site is considered acceptable under the provisions of Harrogate District Local Plan Policy GB5 and HX. The development because of its site threshold and number of units proposed must demonstrate substantial planning benefit in order to be approved under Harrogate District Local Plan Selective Alteration Policy HX.

The Assistant Director of Housing has identified that through the Housing Needs Survey Update 2003 that there is an affordable housing need arising from 6 households per year, each year from 2003 - 2008 in the sub-area of Marston Moor, which includes the parish of Long Martson. Since publication of the Survey, no affordable housing provision has been made in Long Marston, nor are any other proposals under consideration.

The scheme provides 6 affordable units out of a total of 11 (55% provision) and as such is in excess of the Council's target for affordable housing negotiation (50% by number) identified by Selective Alteration Policy H5. These units should be subsidised rented homes (as the type of housing most needed in the locality), managed by a housing association. The mix of house type and size is considered acceptable and in the opinion of your officers represents planning benefit.

It is considered that this benefit together with the removal of existing agricultural activity in close proximity to residential property, the improvement of a substandard access onto a road where it is known there is a problem of speeding motorists (recognised in previous comments of the Highway Authority) ensures that planning benefit can be demonstrated and

as such the scheme accords with Policy HX.

The scheme in its revised form is considered to be in accordance with HDLP Policy GB5.

In the absence of any material considerations to set aside the provisions of the development plan approval of the application is recommended.

CASE OFFICER: Mr A Hough

RECOMMENDATION

That the application be DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

- 0 Subject to the completion of a S106 Legal Agreement to secure the provision of a commuted sum for off site open space provision and affordable housing provision.

PROPOSED CONDITIONS;

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 25.02.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding the submitted plans, details of all proposed boundary treatments shall be submitted for the written approval of the Local Planning Authority. Thereafter the approved details shall be implemented and completed prior to the first occupation of the units hereby approved.
- 5 HW01 DETL'D PLAN ROAD/FT'WY LY'OUT OA ALLTYPES
- 6 HW02 CON'ST ROADS/FT'WY PRIOR TO OCC OF DWLGS
- 7 HW04 INITIAL SITE ACCESS (ALL SITES)
- 8 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING
- 9 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 10 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 11 HW27 APP'VL DETAILS FOR WORKS IN THE HIGHWAY
- 12 Prior to the commencement of the development/the development being brought into use the proposed junction of the access at Old Lane, Tockwith Road and the proposed Estate Road shall be constructed in accordance with the approved details as approved by the Local Planning Authority.

NOTE:

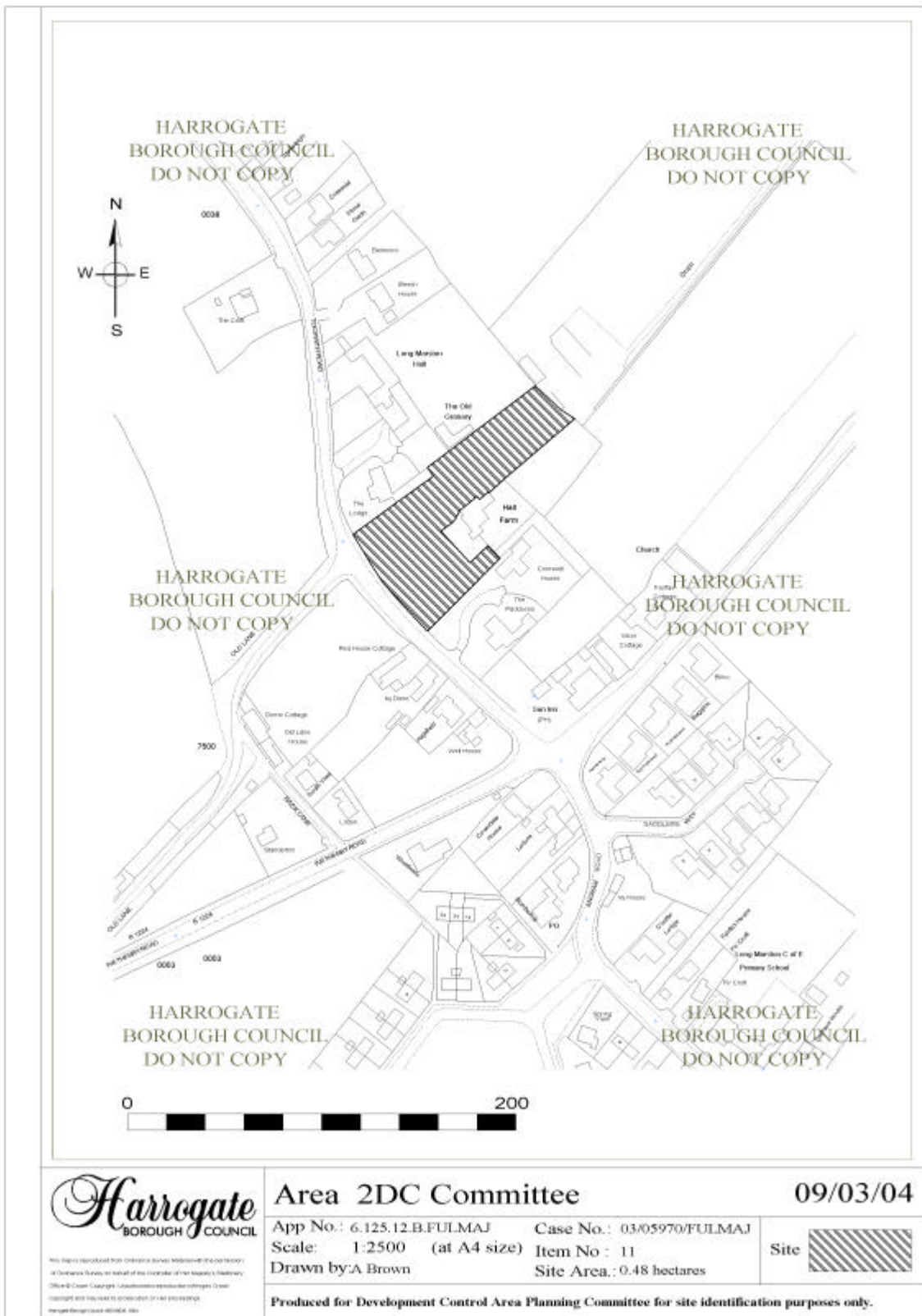
You are advised that a separate Agreement will be required from the Local Highway Authority in order to carry out works within the public highway. You should contact the Local Highway Authority to determine the requirements of this Agreement at an early stage.

- 13 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 (three) metres either side of the centre line of the sewer, which crosses the site.

- 14 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 15 No development shall take place until details of the proposed means of disposal and treatment of surface water and sewage, including details of any balancing/off-site works, have been submitted to and approved by the Local Planning Authority.
- 16 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 17 CB09 SOAKAWAYS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of visual amenity.
- 5 HW01R ROAD SAFETY REQUIREMENTS
- 6 HW02R ROAD SAFETY REQUIREMENTS
- 7 HW04R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW17R ROAD SAFETY REQUIREMENTS
- 9 HW20R ROAD SAFETY REQUIREMENTS
- 10 HW26R ROAD SAFETY REQUIREMENTS
- 11 HW27R ROAD SAFETY REQUIREMENTS
- 12 HW28R ROAD SAFETY REQUIREMENTS
- 13 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 14 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 15 To ensure that the development can be properly drained without damage to the local water environment.
- 16 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 17 CB09R POLLUTION PREVENTION



Harrogate
BOROUGH COUNCIL

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Area 2DC Committee

09/03/04

App No.: 6.125.12.B.FULMAJ

Case No.: 03/05970/FULMAJ

Scale: 1:2500 (at A4 size)

Item No : 11

Drawn by: A Brown

Site Area: 0.48 hectares

Site



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