

HARROGATE BOROUGH COUNCIL

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

DATE: 6 April 2004

PLAN: 08	CASE NUMBER: 03/02970/FUL
APPLICATION NO. 6.84.67.A.FUL	GRID REF: EAST 434971 NORTH 460592
	DATE MADE VALID: 23.06.2003
	TARGET DATE: 18.08.2003
	WARD: Claro

APPLICANT: Farnham Venture Partnership

AGENT: Robert Burns Designs Associates

PROPOSAL: Erection of 4 no detached dwellings with associated garaging and formation of new vehicular access (site area 0.31ha)

LOCATION: Manor Farm Farnham Knaresborough North Yorkshire HG5 9JE

REPORT

SITE AND PROPOSAL

This is a joint report covering an application for conservation area consent (6.84.67.B.CON) for the demolition of farm buildings at Manor Farm Farnham replacing them with a total of five dwellings (6.84.67.A.FUL).

The application site lies within Farnham Conservation Area.

The existing dwelling on the site is being refurbished and does not form part of this proposal. A separate permission was granted last year for these works.

The existing farm buildings may be described as functional, but offer no special quality to the character of the conservation area and are not suitable for conversion.

The scheme has been amended and now proposes a total of five dwellings.

A pair of semi-detached properties on the village street frontage would provide 1no. two bed property and 1no. three bed property. They have been carefully designed to appear as a single detached dwelling and would be discounted affordable properties for sale.

To the rear of the site it is proposed to construct 2no four bed roomed dwellings and 1no five bed roomed dwelling with garaging.

All properties would be constructed in stone with slate or pantiled roofs which is appropriate in the conservation area.

MAIN ISSUES

1. Land Use/Principle
2. Highway issues

RELEVANT SITE HISTORY

None relevant.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Farnham

English Nature

No objections

Highway Authority

Recommend conditions

H.B.C Land Drainage

No comments

DLAS - Open Space

Advises a commuted sum for open space of £1895.00 directed to Farnham Village Green and Lingerfield football pitch (revised calculation awaited)

Yorkshire Water

Recommend conditions

Housing Development

See Assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 01.08.2003

PRESS NOTICE EXPIRY: 01.08.2003

REPRESENTATIONS

FARNHAM PARISH MEETING - Further comments attaching planning application 6.84.67.FUL:

SEWERAGE: The amended scheme further emphasises our previous comments in respect of foul waste disposal in Farnham. Since our previous comments there have been further incidents resulting from pressure on the sewers in the centre of the village, this development is certain to exacerbate those problems and we re-state our need for positive assurances or alternative schemes in this matter.

SITE ACCESS: The previous comments regarding the site access and speeding through the village are also exacerbated by this proposal. The parking arrangements for the semi-detached pair of houses appear inadequate and will lead to 'on-street' parking, this parking would be immediately after the blind bend at the village green when travelling towards Ferrensby. Should there be on-street parking with vehicles travelling in opposite directions coincidentally arriving at this point together, there is every possibility that the vehicle travelling towards Ferrensby, having just negotiated the blind bend, would have insufficient time to appreciate or re-act to the situation or, indeed, have no escape route.

THE BUILDINGS: Concern must be expressed at the relative size of the proposed semi-detached pair of houses and inner layout in relation to other buildings on site and, indeed, to the village generally. Under the proposals one has a tiny front garden whilst 4A has no garden at all, there are no alternative safe play facilities in the village. The planned houses are wholly disproportionate to the other houses on this site and in the village which, even if they comply with Building Regulations, might eventually lead to invidious comparisons.

This part of the village is a Conservation Area and, whilst we would object to any alteration in the front elevation of the semi-detached pair, we feel that the provision of only one door in No.4A has marked safety implications.

POLICY: Whilst we accept that the affordable housing targets are currently not being met we are not aware of any demand for such facilities in Farnham or of village families who meet the criteria for affordable housing, certainly we are not aware of, or have been consulted in any exercise designed to determine that need. Nor do we believe that the proposals for two such dwellings in Farnham reflects a proportionate approach in comparison with the stated needs for, and size of, the Claro division. It seems that the two dwellings have been demanded by opportunity rather than need, nevertheless we stand by our acceptance of the need for one such affordable dwelling.

Whilst perhaps not planning matters *per se*, when the original proposal was received it was not opposed as it was thought that house No.4 would lead to the introduction of a mature family group, albeit with limited income, into the village whereas the current proposals suggest a different potential entirely. With the reduced layouts these houses will only be attractive to smaller, probably younger and single parent families who will find Farnham's lack of services extremely inconvenient. Farnham is regarded as a *sustainable* village owing solely to the bus service provided which is expensive. It has no shop, school, medical, recreational or other facilities neither are there any employment opportunities and the outlook for a young, possibly one parent family could be extremely problematical. It seems probable that the decision to create two houses has been determined by policy needs and we deplore the creation of such miniscule dwellinghouses, apparently to fulfil and justify Council policy rather than employing a sensible approach to a problem, as being misguided and inappropriate.

OTHER REPRESENTATIONS - One letter of objection has been received expressing concern about foul drainage and traffic generation.

One letter of representation regarding a boundary wall. The agents advise they have reached agreement with the adjoining land owner in this respect.

VOLUNTARY NEIGHBOUR NOTIFICATION -

Manor Cottage
Farnham House

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages
- LPH05 Harrogate District Local Plan Policy H5: Affordable Housing
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- LPH17 Harrogate District Local Plan Policy H17: Housing Type
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment
- LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas
- LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development

ASSESSMENT OF MAIN ISSUES

1. LAND USE/PRINCIPLE - The application site lies within Farnham Conservation Area and therefore it is appropriate to consider the applications under policy HD3.

The existing farm buildings are of no special merit in themselves and their removal and redevelopment of the site is acceptable if an appropriate redevelopment scheme is proposed. It would not be appropriate in terms of preserving or enhancing the conservation area to simply remove the buildings and leave a degraded site.

The site is identified as one of the smaller settlements in policy H6 and small scale rounding off is not inappropriate, providing the criteria in policy H6 are met.

The revised scheme proposes a total of five dwellings on a site of 0.28 ha which equals 17 dwellings/ha. However, given the location in the conservation area and taking into account access arrangements it is not considered that a higher density would be appropriate in this particular case the scale layout and design is also considered appropriate. There is no conflict with criterion (i) of policy H6.

The proposal replaces farm buildings and taking into account the form of development to the south is appropriate to the form and character of the settlement criterion (ii) and will enhance the conservation area.

The layout will provide for a satisfactory level of residential amenity for both existing and proposed residents criterion (iii).

There is no loss of open space of amenity value, criterion (iv).

The agent has provide an accurate breakdown of the size of the site which is below the threshold of 0.3ha identified by criterion 4 of policy HX. It will therefore not prejudice the overall housing strategy, criterion (v)

In its revised form the application now provides for two discounted houses for sale, which accords with the provision of policy H5. The scheme also provides a range and mix of house types ranging from 2 to 5 bedrooms in compliance with policy H17. The scheme is well designed and there is no conflict with policy HD20 or other policies in the plan. The proposal therefore satisfies criterion (vi) of policy H6.

2. HIGHWAY ISSUES - The Parish Meeting and a local resident has raised concerns about highway issues, but the Highway Authority raise no objections.

The comments are noted but do not warrant refusal.

CONCLUSION - This is a well designed scheme which will preserve and enhance the conservation area. It provides for an attractive development which delivers a range of house types and affordable housing. Subject to the completion of a legal agreement to secure the delivery of affordable housing and open space commuted payments approval is recommended of both applications.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

That the application be DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- 0 1. Affordable Housing
2. Open Space Commuted Sums

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 09.01.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 HW07C PRVTE ACCESS/VERGE CROSSINGS CONSTCT REQM
- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... May 2003
- 6 HW23 GARAGE CONVERSION TO HABITABLE ROOM
- 7 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 8 CB26 MEANS OF FOUL AND SW DRAINAGE TO BE APP
- 9 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 10 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

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 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS

- 5 HW18R ROAD SAFETY REQUIREMENTS
- 6 HW23R ROAD SAFETY REQUIREMENTS
- 7 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 9 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 10 CI02YR PROTECT VISUAL AMENITY

