

HARROGATE BOROUGH COUNCIL

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

DATE: 6 April 2004

PLAN: 10	CASE NUMBER: 03/02977/COUMAJ
	GRID REF: EAST 432600 NORTH 450320
APPLICATION NO. 6.122.64.B.COUMAJ	DATE MADE VALID: 18.07.2003
	TARGET DATE: 17.10.2003
	WARD: Spofforth With Lower

Wharfedale

APPLICANT: DN Yeadon

AGENT: Acorus Rural Property Services

PROPOSAL: Change of use of 3 no. existing agricultural buildings for use as storage units (Use Class B8). (Amended Scheme)

LOCATION: Hillside Farm Follifoot Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HA

REPORT

SITE AND PROPOSAL

This is an application to change the use of agricultural buildings at Hillside Farm to storage use.

The application has been amended since the original submission and deletes reference to industrial use and also deletes the proposed change of use of the pole barn which was incapable of being used for secure storage without substantial alteration.

The farm was formerly used for pig farming but this use has now ceased. Buildings unsuitable for re-use will be removed.

The buildings the subject of the revised application are modern buildings constructed in blockwork, timber and profiled sheets

Access to the site is from the farm track which served the farm.

MAIN ISSUES

Land Use/Principle

RELEVANT SITE HISTORY

Agricultural buildings approved in 1978 and 1997

CONSULTATIONS/NOTIFICATIONS

Parish Council

Spofforth w Stockeld

H.B.C Land Drainage

No comments

Highway Authority

Recommend refusal

Environmental Health

Recommends hours of work conditions

Yorkshire Water

Comments not required

Economic Development Officer

Supports the re-use of buildings and the limited number of jobs which may be created

Local Plans Policy

See Assessment

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 22.08.2003

PRESS NOTICE EXPIRY: 22.08.2003

REPRESENTATIONS

KIRKBY OVERBLOW PARISH COUNCIL - The Parish council does not object but wishes to make comments or see safeguards as set out below:-

We have concerns about the description of change of use to "industrial" /B1 usage in the green belt, without knowing the exact process and the implications on highways

OTHER REPRESENTATIONS -

None

VOLUNTARY NEIGHBOUR NOTIFICATION -

None.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG2 Planning Policy Guidance 2: Green Belts

PPG7 The Countryside: Environmental Quality and Economic and Social Development

LPGB02 Harrogate District Local Plan Policy GB2: The control of development in Green Belt

LPC16 Harrogate District Local Plan Policy C16: The Re-use and Adaptation of Rural Buildings

ASSESSMENT OF MAIN ISSUES

1. LAND USE/PRINCIPLE - This application falls to be considered against policy GB2 and C16 of the Local Plan.

Proposals for the re-use of buildings should not have a materially greater impact than the present use. As this proposal is now simply for the re-use of existing buildings without alteration and the former low pig buildings are to be removed it is not considered that the proposal will have any greater impact than the former use as a pig farm. It is therefore considered that there is no conflict with policy GB2.

The buildings are modern agricultural buildings constructed in blockwork with timber boarding and profile sheet roofing. In its revised form no alterations are proposed. However, to ensure that policy C16 is complied with it is recommended that any permission should include a condition to control any future possible alterations.

The Highway Authority and the Parish council have raised the issue of access to the site. However, on balance it is concluded that this proposal is unlikely to generate any traffic greater than the pig farm used to generate.

CONCLUSION - This provides for the re-use of buildings only which will not harm the openness of the green belt. On balance and subject to appropriate conditions 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
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 27.01.2004
- 3 This consent allows the change of use of the property only and does not grant consent for any external alterations, which must still be the subject of planning approval as appropriate.
- 4 The use hereby approved shall not be carried out other than between the hours of 8 - 6pm, Monday to Fridays and 8 - 1pm on Saturdays and shall not be carried on at all on Sundays and Public Bank Holidays.
- 5 CI08 NO OUTSIDE STORAGE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CG01R SAFEGUARD RIGHTS OF CONTROL
- 4 CN01R AMENITIES OF NEIGHBOURS

- 5 CI08R GENERAL AMENITY

