

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 08	CASE NUMBER: 04/00328/OUT
APPLICATION NO. 6.100.2339.OUT	GRID REF: EAST 436331 NORTH 456083
	DATE MADE VALID: 21.01.2004
	TARGET DATE: 17.03.2004
	WARD: Knaresborough King

James

APPLICANT: St James Securities Ltd

AGENT: Philip Lees Associates

PROPOSAL: Outline application for the erection of 1no. pair of semi detached dwellings with garages and 1no. detached dwelling with garage, with siting and access considered (site area 0.16 ha).

LOCATION: Land At Grid Ref 436331, 456083, Junction With Grimbald Crag Way Wetherby Road Knaresborough North Yorkshire

REPORT

SITE AND PROPOSAL

This is an outline application for residential development on land at the junction of Wetherby Road and Grimbald Crag Way Knaresborough.

The application seeks outline permission for a pair of semi detached properties and a detached dwelling. Siting and means of access are submitted for consideration at this stage. All dwellings would be four bedroomed units.

The triangular application site extends to 0.16 ha and is previously undeveloped greenfield land. Historically the land formed part of the agricultural land upon which St James Business Park was built and was severed from the rest of the land by the construction of Grimbald Crag Way. The sporadic linear development along Wetherby Road lies to the south east, with the Lido Caravan Park to the south west

MAIN ISSUES

- 1 Land Use/Principle
- 2 Highway Issues

RELEVANT SITE HISTORY

There is no relevant site history

CONSULTATIONS/NOTIFICATIONS

Parish Council

See below

Yorkshire Water

No reply

Chief Engineer (H and T)

Expresses concern in respect of a number of issues

Policy Dev Unit NYCC

No reply

Local Plans Policy

See Assessment

H.B.C Land Drainage

Recommends consultation with Yorkshire Water

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 20.02.2004

PRESS NOTICE EXPIRY: 20.02.2004

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Object on the grounds that (apart from the existing houses) that side of the river is no longer residential and new houses in this vicinity would alter the character and format of the area.

OTHER REPRESENTATIONS - Five individual letters and one letter signed by 12 residents of Wetherby Road object to the development. Concern is expressed about loss of amenity land, residential development in a semi rural location, traffic, access to septic tank.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

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

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

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

LPH17 Harrogate District Local Plan Policy H17: Housing Type

ASSESSMENT OF MAIN ISSUES

1.LAND USE PRINCIPLE - This proposal is for three houses on a site on the edge of Knaresborough, just within the development limit. The proposal would therefore accord with Policy H6 criterion A. However, the proposal conflicts with a number of other policies in the Local Plan. This is a previously undeveloped Greenfield site and Policy HX for managed housing site release only allows for the release of previously developed sites. There is therefore direct conflict with Policy HX.

The scheme proposes 3 dwellings on 0.16ha which equates to only 19 dwellings/hectare. Policy H13 requires new housing to achieve not less than 30 dwellings per hectare. There is therefore direct conflict with policy H13.

Policy H17 also requires a development to achieve a mix of housing type. This scheme proposes all 4 bedroomed properties. There is therefore conflict with Policy H17.

2.HIGHWAY ISSUES - The Chief Engineer (Highways) advises that plot 3 has significantly reduced visibility towards Knaresborough and the access arrangements are prejudicial to highway safety. Although it may be possible to address this issue and other points raised about site levels, extent of ownership and the possible need to stop up the highway, such amendment has not been sought to this application in view of the major policy objections outlined above.

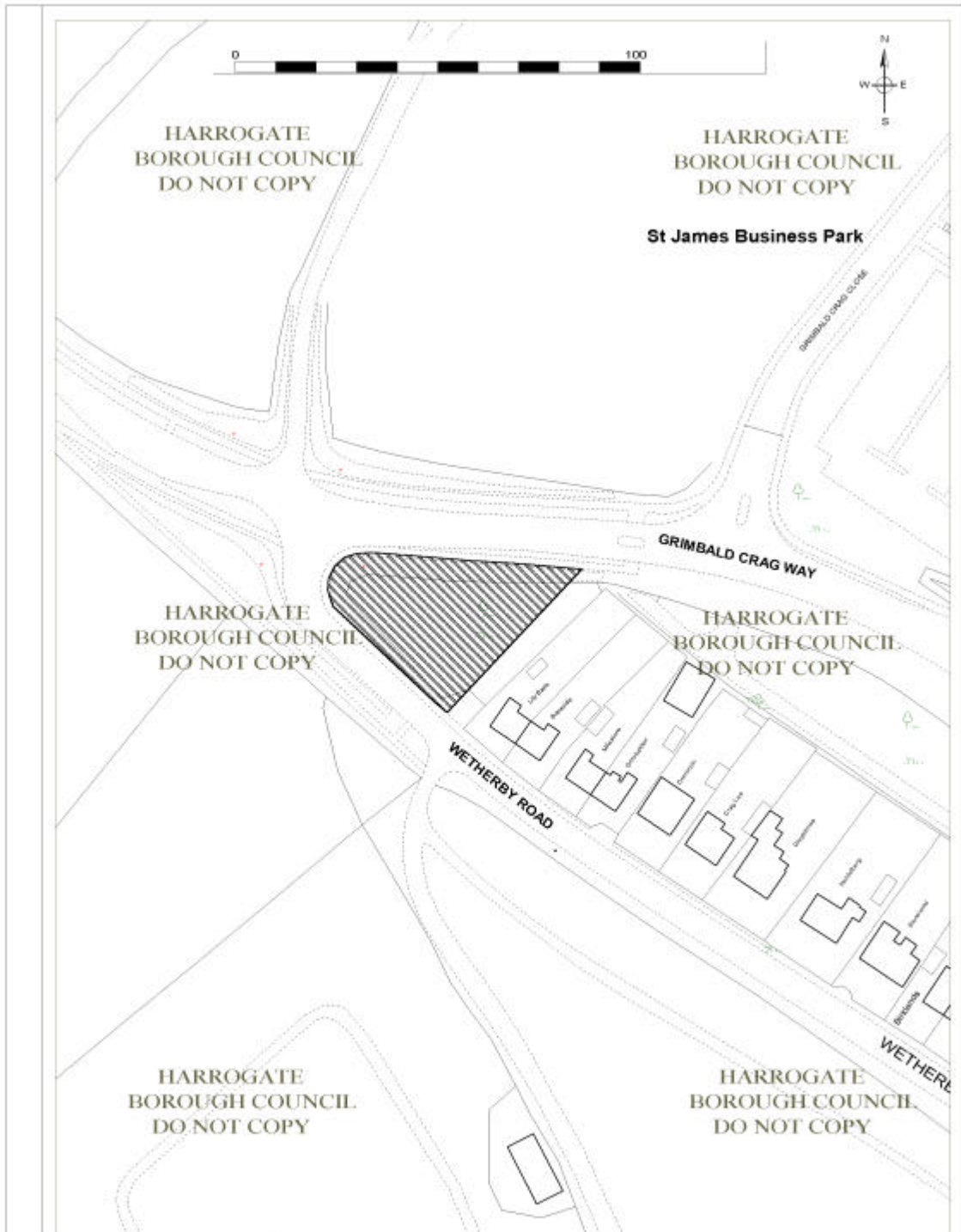
CONCLUSION - Although this site lies within the development limit of Knaresborough it is a Greenfield site, the release of which would conflict with policy and refusal is accordingly recommended.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed greenfield housing development is contrary to the Harrogate District Local Plan Selective Alteration Policy HX to manage housing site release and minimise the level of over-provision. Sufficient sites have been granted planning permission to meet the housing requirement set out in Policy H1 of the County Structure Plan and Harrogate District Local Plan. To grant planning permission for additional sites would be contrary to the PPG3 'plan, monitor and manage' approach to the release of housing land and the strategy of the Structure Plan and the Local Plan to restrain housing growth in the District. It is therefore contrary to Policy H6 of the Local Plan.



Harrogate
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Area 2 DC Committee

04/05/2004

App No.: 6.100.2339.OUT

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Scale: 1:2500 (at A4 size)

Item No :

Drawn by: June Brown

Site Area: 0.16 hectares

Site



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