

## HARROGATE BOROUGH COUNCIL

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

DATE: 1 June 2004

<b>PLAN:</b> 16	<b>CASE NUMBER:</b> 04/01242/RG4
<b>APPLICATION NO.</b> 6.100.2346.RG4	<b>GRID REF:</b> EAST 434810 NORTH 457037
	<b>DATE MADE VALID:</b> 05.03.2004
	<b>TARGET DATE:</b> 30.04.2004
	<b>WARD:</b> Knaresborough King

James

**APPLICANT:** Harrogate Borough Council

**AGENT:**

**PROPOSAL:** Change of use of boat house to allow use as a retail premises from 15/3 to 31/10 on an annual basis.

**LOCATION:** Boat House Adjacent 17 Waterside Knaresborough North Yorkshire

## REPORT

### SITE AND PROPOSAL

This is an application to change the use of the boat house adjacent to 17 Waterside Knaresborough to allow retail use between 15 March and 31 October each year. The boat house is used for the storage of boats over the winter period and is largely unused over the summer period when the boats are kept on the river. This application is to allow the tenant to use the premises for retail use over the summer period. There are no proposals to alter the building, but clearly the building is in need of repair and it is the intention to carry out repair works before the premises could be used for retailing. The primary function would be to provide storage and workshop facilities for the boats which are hired out over the summer. It is anticipated that the tenant will utilise the premises for "table top" sales which would not include the sale of food or drink and would provide for replacement accommodation for the retail operation which the applicant currently operates from 23 Waterside.

(Permission was refused for the change of use of the antique shop at 23 Waterside to residential accommodation in January this year on the basis of the loss of the shop on Waterside which adds to the diversity and attractiveness of the area)

### MAIN ISSUES

1. Principle of Shopping Development
2. Impact on the Conservation Area/Listed Buildings

### RELEVANT SITE HISTORY

None.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Knarborough

### **Environmental Health**

No observations

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 09.04.2004

**PRESS NOTICE EXPIRY:** 09.04.2004

## REPRESENTATIONS

**KNARBOROUGH TOWN COUNCIL** - Object on the grounds that insufficient information regarding the type and nature of the retail trade proposed, to enable (constructive) consideration of the possible impact of the proposal. (additional information has been provided to the Town Council and any further comments will be reported to Members at the meeting)

**Knarborough Civic Society:** The Civic Society is totally opposed to the change of use and deplores the loss of another business on Waterside (referring to the closure of 23 Waterside). They also express concern about the storage of goods between October and April.

**OTHER REPRESENTATIONS** Five letters of objection have been received expressing concern about the following issues:-

- \* Unsuitable building for retail use
- \* Residential amenity
- \* Highway safety
- \* Landscape impact
- \* Conservation of buildings in the area
- \* Impact on listed buildings
- \* Noise
- \* Loss of boat repair facility in summer

## **VOLUNTARY NEIGHBOUR NOTIFICATION -**

## RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

LPS01 Harrogate District Local Plan Policy S1: New Shopping Development

LPS03 Harrogate District Local Plan Policy S3: Small Shops

LPHD01 Harrogate District Local Plan Policy HD1: Statutory list of buildings of special

- architectural or historic interest  
LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation Areas  
LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

## **ASSESSMENT OF MAIN ISSUES**

**1. PRINCIPLE OF SHOPPING DEVELOPMENT** - The application site lies within Knaresborough conservation area and outside the main retail core of the town. The proposal falls to be considered on this issue primarily against policies S1 and S3 of the Local Plan.

This proposal of 68sq m. is considered to be a small shop as defined by policy S3 which permits small shops outside the shopping centres. Such proposals still need to be considered against policy S1.

A. Need: This proposal would secure the continued provision of an antique/bric-a-brac shop on Waterside. Although the Civic Society are opposed to this change of use they also deplore the loss of the facility. Planning permission has been refused for the change of use of 23 Waterside to residential use however, there is always the difficulty that this Authority cannot force an owner to continue trading from any particular premises. Approval would satisfy a need albeit only for the summer season.

B. Sequential approach: The preference is for a shop in a shopping centre or within or adjoining a town centre. It is considered that this criterion is satisfied in this particular case

C. Shopping Impact: It is not considered that this small shop will have any adverse impact on the main shopping centre.

D. Traffic: It is not considered that this proposal would generate any more traffic than the existing shop. Although the Chief Estates Surveyor advises that deliveries could be controlled as part of the tenancy agreement this would not control any traffic from customers. However, it is likely that most visitors would be pedestrians and unlikely that visitors would attempt to visit the shop by car, save for perhaps the collection of a bulky purchase.

E. Parking and servicing: (see D above)

F. Accessibility: The site is in the centre of town and is adequately serviced by a range of means of transport.

G. Environment: The criterion advises that there should be no adverse impact on visual or residential amenity. It is considered that the visual amenity of the area would be improved as the building would be repaired. Local residents have expressed their concerns about the impact of the shop on residential amenity. It is considered that there would be some perception of increased pedestrian activity in the cobbled area at the bottom of Gallon steps but this must be balanced against the general level of activity along Waterside which already has a degree of impact on residential amenity.

H Other uses This proposal will result in a dual use of the building and is not seen to be in conflict with the continued use of the building for boat storage and repair.

**2. IMPACT ON THE CONSERVATION AREA/LISTED BUILDING** - The building will be repaired and put into year round use. No alterations are proposed and therefore the setting of the listed buildings on Waterside and the conservation area will be enhanced. There is therefore no conflict with policies HD1 or HD3 of the Local Plan

**CONCLUSIONS** - On balance it is concluded that this proposal is acceptable and approval is recommended.

**CASE OFFICER:** Mr R N Watson

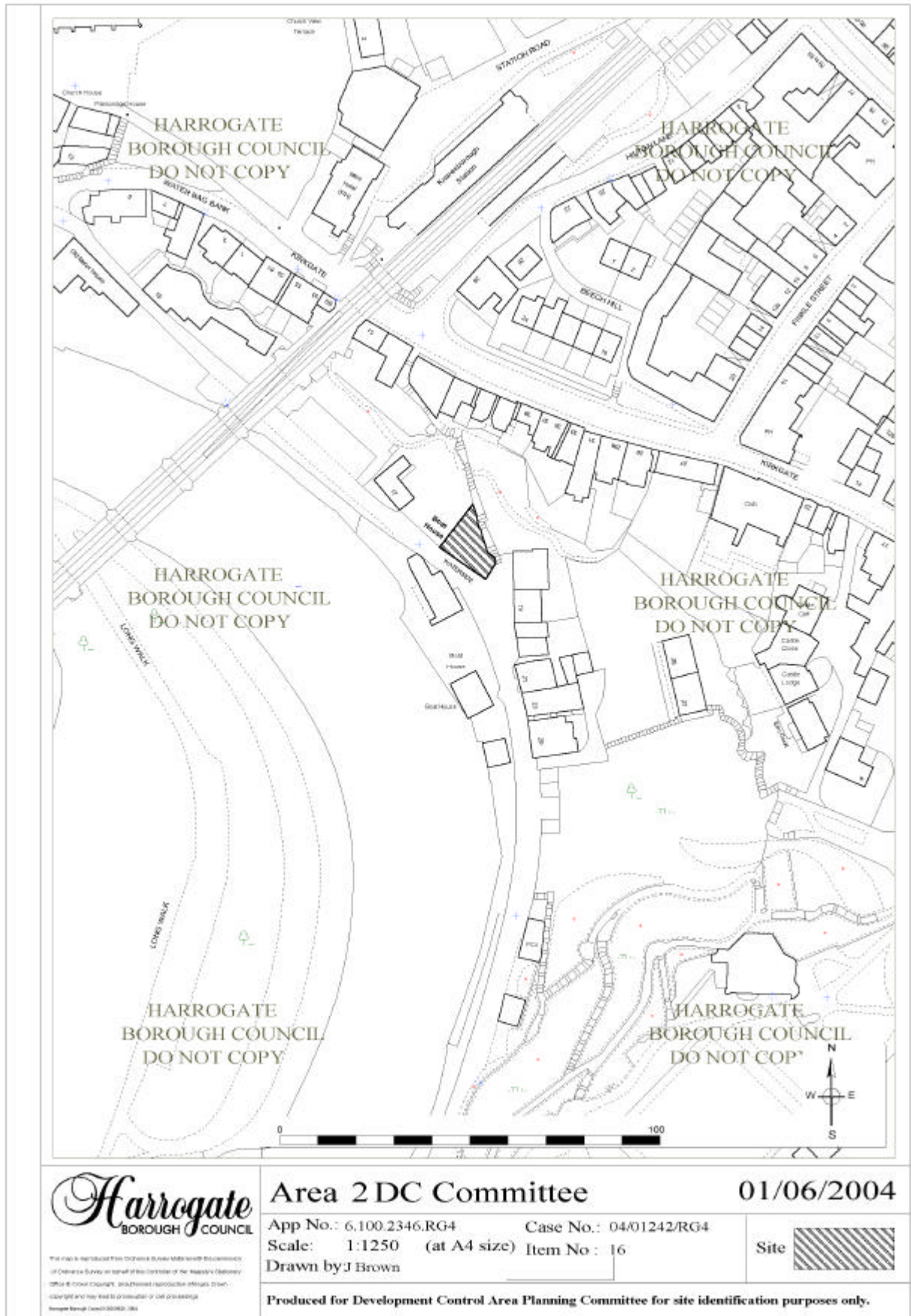
## RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 The premises shall be used for the sale of antique/bric-a-brac only and shall not be used for any other retail sales without the formal written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 In the interests of amenity and in order that the Local Planning Authority may retain control in this respect.



**Harrogate**  
BOROUGH COUNCIL

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**Area 2 DC Committee**

**01/06/2004**

App No.: 6.100.2346.RG4 Case No.: 04/01242/RG4  
 Scale: 1:1250 (at A4 size) Item No.: 16  
 Drawn by J Brown

Site 

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

