

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 3 August 2004

| | |
|--------------------------------------|--|
| PLAN: 03 | CASE NUMBER: 04/03004/RG4 |
| APPLICATION NO. 6.46.28.B.RG4 | GRID REF: EAST 435945 NORTH 468401 |
| | DATE MADE VALID: 14.06.2004 |
| | TARGET DATE: 09.08.2004 |
| | WARD: Newby |

APPLICANT: Harrogate Borough Council

AGENT:

PROPOSAL: Outline application for the erection of 2 no dwellings including siting (revised scheme, site area 0.099ha).

LOCATION: Land To The Rear Of 21-26 Crow Garth Skelton On Ure Ripon North Yorkshire

REPORT

SITE AND PROPOSAL

The site is an area of land lying to the rear of properties on Crow Garth. It is a long thin site measuring 16m x 68m and there are a number of prefabricated garages on the southern part of the site, in various states of repair, with the remainder of the land vacant. Access to the site is from Crow Garth. There are hedges to three sides and low boundary fences to the rear of properties on Crow Garth. The Newby Hall estate lies to the west of the site. The site lies outside of the development boundary of Skelton, which runs along the rear boundaries of 20-26 Crow Garth.

This application is for outline planning permission for the erection of a pair of semi-detached houses located adjacent to the site entrance. Rear gardens would be provided leading to garaging at the rear. The existing garages are to be relocated to the rear of the site, providing approximately 10 new garages. Only siting only is applied for at this stage. The location of the access would not change with the driveway running along the rear boundaries of 20-26 Crow Garth.

As part of the proposal, the applicant proposes to provide additional parking bays on Crow Garth in conjunction with North Yorkshire County Council to help provide additional parking provision in the area.

The application site is owned by the Borough Council and vested in the Housing Division. It is proposed that any dwellings approved be used for affordable housing being either to rent or for low cost home ownership. The site will be developed by a Housing Association in the event of planning permission being granted.

MAIN ISSUES

1. Policy/Principle
2. Affordable Housing Provision
3. Impact on Residential Amenity
4. Impact on Character of the Area
5. Access

RELEVANT SITE HISTORY

04/01849/RG4 - Outline application for 2no dwelling including siting (site area 0.099ha):
WITHDRAWN 19.05.2004

CONSULTATIONS/NOTIFICATIONS

Parish Council

Skelton

H.B.C Land Drainage

No comments.

Environmental Health

No objections subject to conditions covering contamination resulting from previous use as allotments.

Highway Authority

Recommend approval with conditions covering access and turning area.

Housing Development

Strongly support the proposals.

Local Plans Policy

No policy objection.

Yorkshire Water

No observations.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 16.07.2004

PRESS NOTICE EXPIRY: 16.07.2004

REPRESENTATIONS

SKELTON ON URE PARISH COUNCIL - Object to the application on the following grounds:

- increase in vehicular traffic adjacent to playing field

- query Council's right of way across land to the site
- loss of house value
- no provision for extra parking
- unable to support the application as require straightforward car parking development to increase capacity

OTHER REPRESENTATIONS - 4 letters of objection have been received. The grounds of objection are:

- extra traffic/congestion
- the garaging is still required
- loss of privacy
- reduction in house value
- access too narrow
- other areas can be built on, not here

VOLUNTARY NEIGHBOUR NOTIFICATIONIIONS -
21-26 (inclusive) Crow Garth

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG3 Housing
- SPH1 North Yorkshire County Structure Plan Policy H1
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPH01 Harrogate District Local Plan (2001, as altered 2004) Policy H1: The Housing Requirement
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPH08 Harrogate District Local Plan (2001, as altered 2004) Policy H8: Rural Affordable Housing
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPT01 Harrogate District Local Plan (2001, as altered 2004) Policy T1: The Highway Network
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPA08 Harrogate District Local Plan (2001, as altered 2004) Policy A8: Contaminated Land

ASSESSMENT OF MAIN ISSUES

1. POLICY/PRINCIPLE - The site lies outside of the development limit of Skelton and is a Greenfield site. However Policy HX of the Selective Alterations permits the erection affordable housing in such locations where it meets justifiable exceptional needs. A need has been demonstrated for affordable housing in this location and the proposal therefore complies with Policy HX. Policy H8 permits affordable housing on exceptions site within the Borough so long as all the criteria of the policy, in particular that the location is within or immediately adjoining a village listed in Policies H6 or GB5, and that evidence has been provided to demonstrate a need in the locality.

Policies A1 and HD20 require new proposals, where possible, to make a positive contribution to the area by maintaining or improving the quality of the environment and amenity. Policy T1 requires that new development be served by a satisfactory highway system.

2. AFFORDABLE HOUSING PROVISION - In June 1997, the Newby Hall Estate requested that a localised needs survey was carried out in Skelton as both the Parish Council and the Estate believed that there was an affordable housing need within the parish. At the same time a request was made that Planning Officers help identify all sites that were potentially suitable for affordable housing under the exceptions policy, Policy H8. Four potential sites were identified, all of which were deemed 'preferable' under the exceptions policy.

The Rural Housing Trust carried out a needs survey in March 1998. This identified an affordable housing requirement arising from nine households. In 1999, the Parish Council came forward with three potential sites, two of which were considered acceptable under the exceptions policy. One required the relocation of the childrens' play area and one (the preferred site in planning terms) was immediately adjacent to the current application site; development of which for a larger number of dwellings would have included the current application site. Neither of these sites have subsequently come forward for development.

In June 2003, the Rural Housing Trust surveyed the parish of Skelton cum Newby again. The survey analysis revealed a need arising from six households in the parish, predominantly single person households. The Rural Housing Trust recommends that consideration should always be given to the long term needs of local people and the provision of two bedroomed accommodation is therefore appropriate for this client group. No other proposals for affordable housing are under consideration in this sub-area and this proposal will help meet these requirements. The application is strongly supported by the Director of Health and Housing and complies with Policy H8 of the Harrogate District Local Plan.

Although the site lies outside of the development limit for the village, it is an exceptions site which meets the requirements of Policy H8, and therefore complies with Policy HX.

3. IMPACT ON RESIDENTIAL AMENITY - Policy A1 states that development proposals should "make a positive contribution to the area by maintaining or improving the quality of the environment and amenity". Policy HD20 states the importance of appropriate design and layout. The proposal is for outline planning permission with only siting having been applied for at this stage. All details of design, window location and parking provision are reserved matters to be considered in a separate application if granted approval. The proposal is for a pair of semi-detached houses lying just to the rear of 26 Crow Garth. The side wall of the proposed dwelling would be 15m from the rear wall of No.26, which has an existing outbuilding to the rear of the house. This is a sufficient distance to ensure that no loss of privacy or overlooking to that property occurs. Due to their position on the site it is not considered that there would be a significant loss of residential amenity to 26 Crow Garth.

It is acknowledged that the relocation of the garages to the rear of the site would result in increased activity to the rear of 21-23 Crow Garth as this part of the site is currently

unused. However the level of traffic anticipated is unlikely to have a significant impact on the residential amenity of those occupiers. The proposal would therefore comply with policy A1 of the Harrogate District Local Plan.

4. IMPACT ON CHARACTER OF THE AREA - The area is characterised by a mix of house types. The erection of a pair of dwellings in this location would not have a detrimental impact on the area character and complies with Policies A1, H6 and HD20.

Approval of the application would have an impact on the village boundary to Newby Hall as it would introduce a harder edge to the village. Strengthening of the existing hedge as part of a landscaping scheme would help to soften any impact. It is not considered that there would be a significant impact on the character or appearance of this part of the village.

5. CONTAMINATION - The site was previously used as allotments and as a result there may be some risk from contamination. The Council's Environmental Health section have requested a phase 1 survey of the land in order to assess the level of contaminants. These can be conditioned as part of any approval to be carried out prior to any development. Appropriate remediation measures can then be taken to ensure that future occupiers are protected. This would comply with Policy A8 of the Harrogate District Local Plan.

6. ACCESS - Access is a reserved matter and cannot be considered at this stage. There is concern from local residents that the proposed dwelling would lead to a loss of parking facilities for residents. There is little existing off-road parking available, however parking is proposed as part of the scheme and the applicant is proposing to re-build the garages further into the site and, in conjunction with the County Council, provide additional parking within Crow Garth itself. The Highways Authority have raised no objection to the proposal subject to standard conditions. The proposal complies with policy T1.

CONCLUSION - The application is for a pair of houses with siting to be considered at this stage. The dwellings would be affordable and the site to be developed by a Registered Social Landlord. It is an exceptions site and meets the relevant policy criteria. It is considered that these dwellings can be erected on the site without having a detrimental impact on the residential amenities of neighbouring dwellings or the character of the area. Investigations into contamination can be carried out by condition. The scheme is considered to be acceptable and is recommended for approval subject to conditions.

CASE OFFICER: Mrs L Drake

RECOMMENDATION

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

- 1 CA06 OUTLINE/RESERVED MATTERS ... 3 years ... 5 years
- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-

- I. The design and external appearance of each building including a schedule of

external materials to be used.

II. The landscaping of the site.

III. The means of sewage and surface water disposal.

IV. The means of access to the site.

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

3 CL01 LANDSCAPING AS PART OF RESERVED MATTERS

4 CL01X RETAINED TREES AS PART OF RESRVD MATTERS

5 The application for Reserved Matters shall include either:

i) Full details of open space to serve the development in accordance with Policy R4 of the Harrogate District Local Plan to be submitted to and approved by the Local Planning Authority and agreement has been reached with the Local Planning Authority as to provision of the same and its subsequent management and maintenance.

ii) Alternative arrangements for the provision of open space have been submitted to and approved in writing by the Local Planning Authority.

6 CI02Z PD RESTRICTION, NO ... extensions, dormer windows, garden structures

7 HW07 PRVTE ACCESS/VERGE CROS'NGS CONSTCT REQM ... 4.5m

8 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... Ref: Parking Area dated 19.11.02 _submitted plan received14.

9 No development approved by this permission shall be commenced until:

a) the application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority

b) Detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the "Contamination Proposal") have been submitted to and approved by the Local Planning Authority.

c) For each part of the development contamination proposal relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development as appropriate.

10 If during development any contamination should be encountered which was not previously identified as is derived from a different source and/or of a different type to those included in the "Contamination proposal", work shall cease until a revised contamination proposal has been submitted and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

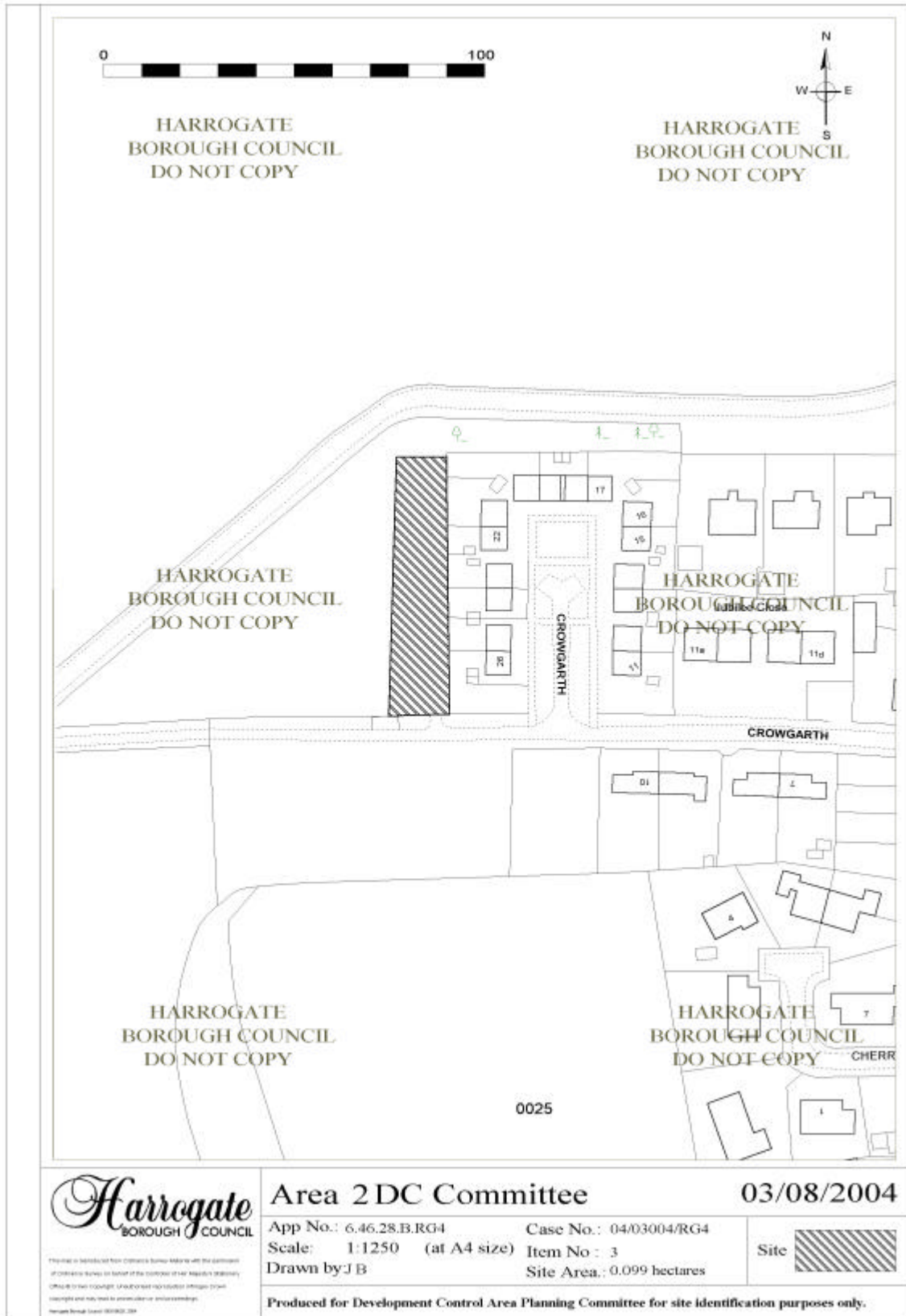
11 Prior to the commencement of development there shall be submitted to the Local Planning Authority for approval a scheme for the provision of affordable housing on the application site in accordance with Policy H5 of the Selective Alteration to the Harrogate District Local Plan (or any subsequent Local Plan policy superseding that policy) setting out the means whereby it can be ensured that initial and successive occupancy of the unit is restricted to members of the local community in housing need. The affordable housing units to be thereafter provided in accordance with the approved scheme.

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91 -94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 4 CL01XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CL01R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CI02ZR PROTECT VISUAL AMENITY
- 7 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW18R ROAD SAFETY REQUIREMENTS
- 9 To provide a safe environment for the users of the development.

- 10 To provide a safe environment for the users of the development.

- 11 To ensure that the dwellings provided are affordable and not for open market housing.



Harrogate
BOROUGH COUNCIL

Printed on behalf of Harrogate Borough Council. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Harrogate Borough Council. Copyright © 2004 Harrogate Borough Council. All rights reserved.

Area 2 DC Committee

03/08/2004

App No.: 6.46.28.B.RG4

Case No.: 04/03004/RG4

Scale: 1:1250 (at A4 size) Item No: 3

Drawn by: J B

Site Area: 0.099 hectares

Site



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