

HARROGATE BOROUGH COUNCIL

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

DATE: 28 September 2004

PLAN: 01	CASE NUMBER: 04/03749/FUL
APPLICATION NO. 6.84.40.D.FUL	GRID REF: EAST 434727 NORTH 460346
	DATE MADE VALID: 02.08.2004
	TARGET DATE: 27.09.2004
	WARD: Claro

APPLICANT: Matthew Clark

AGENT:

PROPOSAL: Erection of 1 no log cabin for holiday letting use (revised scheme).

LOCATION: Part Of OS Field No 6938, South Of Sunnyside Farm Farnham
Knaresborough North Yorkshire

REPORT

SITE AND PROPOSAL

Sunnyside Farm is about 400m southwest of Farnham, off the Scotton road. Access to the site is gained from a track which leads off the Scotton road, about 150m out of the village. The site is well screened with both native and coniferous trees, such that there are no distant views into the site, although the gable of the farmhouse is visible from distance from the approach road leading north into Farnham.

The buildings on site comprise Sunnyside Farm, the original farmhouse, which is linked to Sunnyside Cottage. Despite its description and appearance, the 'Cottage' is not a dwellinghouse. There is a detached barn to the east of these buildings. The rest of the site is well vegetated, with an orchard to the south and mature trees along the south and east boundaries. Much of the land to the south, between the application site and the lake, is overgrown. There is a static caravan on site, together with two touring caravans, which appear to have been here for a number of years. There are also a number of vehicles, which are related to the applicant's mobile car repair business.

It is proposed to site a log cabin on site for holiday letting purposes. The cabin would be sited towards the south of the site. It would measure approximately 12m by 7m and have three bedrooms. The cabin would be clad with round-profiled logs. An application to site two further cabins on the site (Ref 6.84.40.E.FUL) is considered elsewhere on this agenda.

MAIN ISSUES

1. Policy
2. Flood Risk

RELEVANT SITE HISTORY

6.84.40.PA - Carrying out improvements to existing building currently used for storage to 2-bedroomed dwelling. Refused 20.08.1985

6.84.40. - Erection of an agricultural building. Granted 12.10.1999

6.84.40.A.FUL - Retrospective application to extend roof height by 1.5m. Granted 20.03.1995

86/00023/PRE95 - Enforcement Enquiry. Closed 20.03.1995

6.84.40.B.FUL - Reinstatement of Sunnyside Cottage including demolition of outbuildings and erection of two-storey side extension. Pending consideration.

6.84.40.C.FUL - Erection of log cabin for holiday letting. Withdrawn 25.06.2004.

6.84.40.E.FUL - Erection of 2 no. log cabins for holiday letting purposes. Pending determination.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Farnham

Environment Agency

Objects as site is within a Flood Risk Area

Minerals & Waste Planning, NYCC

No comments received

Highway Authority

Recommend refusal due to sub-standard visibility

Environmental Health

No comment

Claro Internal Drainage Board

There must be no connection to any of the Board's main adopted watercourses.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 10.09.2004

PRESS NOTICE EXPIRY: 10.09.2004

REPRESENTATIONS

FARNHAM PARISH COUNCIL - Objects on the following grounds:

"The proposed chalets are outside the village building line and represent an intrusion into the countryside.

They are out of character with the remainder of this predominantly stone built village.

The letting facility is surplus to requirements with a major (Kingfisher) caravan and chalet site less than half a mile away.

The access from the main road is unsuitable.

It would place further burdens of the overstretched village services."

OTHER REPRESENTATIONS - One letter of objection received from occupant of Heron Court. Grounds of objection:

- out of character with Conservation Area
- no need for further holiday lets in area - there is ample accommodation at Lingerfields which has recently been extended.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPS7 Planning Policy Statement 7: Sustainable Development in Rural Areas
- PPG21 Planning Policy Guidance 21: Tourism
- LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2: Landscape Character
- LPC11 Harrogate District Local Plan (2001, as altered 2004) Policy C11: Landscaping of Development Sites
- LPC15 Harrogate District Local Plan (2001, as altered 2004) Policy C15: Conservation of Rural Areas not in Green Belt
- LPTR04 Harrogate District Local Plan (2001, as altered 2004) Policy TR4: Camping and Caravan Development - Site Characteristics
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPA05 Harrogate District Local Plan (2001, as altered 2004) Policy A5: Flood Risk Areas
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

ASSESSMENT OF MAIN ISSUES

1. POLICY - Policy TR4 states that proposals for all caravan, holiday, chalets and camping development will be considered against the following criteria:

A) RECREATIONAL OPPORTUNITIES: SITES SHOULD BE LOCATED IN AREAS WITH LOCAL OPPORTUNITIES FOR INFORMAL COUNTRYSIDE RECREATION, BUT SHOULD NOT THEMSELVES BECOME DETRIMENTAL TO THOSE ATTRACTIONS.

The area around Farnham and Scotton already has a number of caravan sites and is conveniently located for local informal countryside recreation opportunities. The site is also

conveniently located for access into Knaresborough and Harrogate. In addition, this relatively small scale development is not considered to detract from these attractions.

B) SERVICES: SITES SHOULD NORMALLY BE ACCESSIBLE TO EXISTING LOCAL SERVICES AND PUBLIC UTILITIES, BUT SHOULD NOT ADVERSELY AFFECT THEM.

The site is just outside the village of Farnham, within walking distance of local services and amenities. The proposed development is small scale, and is unlikely to add a significant burden on local services, as the Parish Council fear.

C) ENVIRONMENT: SITES SHOULD NOT HAVE AN ADVERSE EFFECT ON THE VISUAL AMENITY OF THE AREA OR THE CHARACTER OF THE COUNTRYSIDE. STATIC CARAVANS AND CHALETS SHOULD BE SYMPATHETIC TO THE ENVIRONMENT IN TERMS OF THEIR SITING AND COLOUR AND, ADDITIONALLY FOR CHALETS, THEIR DESIGN AND MATERIALS.

The site is well screened by trees on all sides, such that only the gable of the farmhouse is publicly visible at a distance from Farnham. The single storey cabins will therefore not be publicly visible, and will not affect the visual amenity of the area or the character of the countryside. The proposed cabins will be clad in timber logs which will help to assimilate them into the wooded setting.

With regard to the objection of the Parish Council, the application site is outside the Conservation Area, the boundary of which runs to the north of Sunnyside Farm. The proposed development is therefore not considered to detract from the character and appearance of the Conservation Area.

The applicant has undertaken to remove existing static caravan from the site, which will have a positive impact on the landscape. This can be the subject of a condition on any planning permission granted.

D) AMENITY: THE OVERALL LEVEL OF DEVELOPMENT IN ANY ONE AREA SHOULD NOT DETRACT FROM THE AMENITY PRESENTLY ENJOYED BY LOCAL RESIDENTS.

The nearest dwelling is at Heron Court, about 70 metres to the north on the other side of the farmhouse. The access to the site passes about 40m to the east of this house, with a substantial tree belt in between. The occupant of this property has objected to the proposed development. Nevertheless, given the separation distances, and the intervening tree cover, the proposed chalets are not considered to detract from the residential amenities of neighbours.

E) TRAFFIC AND ACCESS: SITES ACCOMMODATING CARAVANS SHOULD HAVE GOOD ACCESS TO THE ROAD NETWORK DEFINED IN POLICY T1 OF THIS LOCAL PLAN, AND SHOULD NOT GIVE RISE TO SIGNIFICANT PROBLEMS OF TRAFFIC CONGESTION OR SAFETY.

The Highway Authority has recommended that the application be refused due to the sub-standard visibility from this access. The existing visibility in an easterly direction is 2m x 70m, whereas the required visibility is 2m x 90m.

Vehicles approaching from the east will be leaving the village and so travelling at lower speeds. The proposed development is not expected to generate a great deal of traffic, and there will be an element of trade off with traffic associated with the existing static caravan which is to be removed. Under these circumstances, the shortfall in visibility of 20m in one direction is not considered to justify a refusal of planning permission.

F) SITE UTILISATION: FURTHER DEVELOPMENT WILL NOT BE PERMITTED WHERE UTILISATION OF EXISTING SITES IS LOW.

This is a new development on this site, and there is no indication that utilisation of nearby sites is low.

2. FLOOD RISK - The site is within the indicative flood risk area, and the Environment Agency originally objected as the applicant was not accompanied by any information regarding this issue. The applicant has since confirmed that the site has not flooded in the last 25 years, and he is not aware of any flooding incidents before then. In addition, the proposed chalets would be raised 400mm above ground level. This Flood Risk Assessment is considered to be appropriate for the size, use and location of the proposed development. The chalets will be occupied as holiday lets only, and not as permanent dwellings which diminishes the potential harm caused by flooding. Given the brief assessment, the proposed development is not considered to be at high risk from flooding.

CONCLUSION - The proposed development is considered to be in accordance with Local Plan Policy TR4 on chalet development. The site is not publicly visible and development will help to tidy up the site. Notwithstanding the objections of the Parish Council and the neighbour, the proposed development is considered to represent an appropriate use of this site.

CASE OFFICER: Mr M Williams

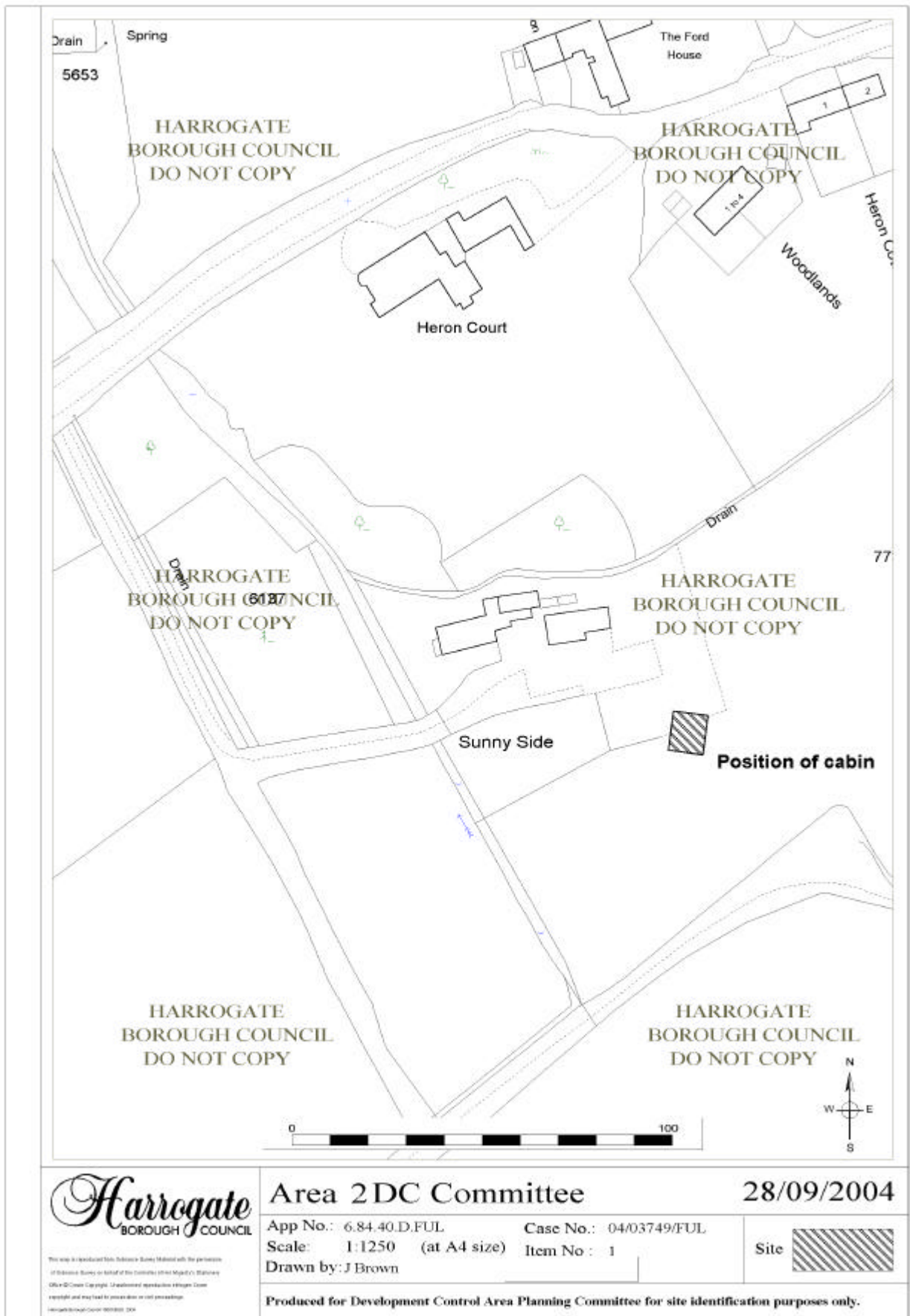
RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CI01 HOLIDAY USE ONLY
- 4 Prior to the commencement of the development hereby approved, the existing static caravan shall be removed from the site.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CI01R PERMANENT RESIDENTIAL USE UNACCEPTABLE
- 4 In the interests of visual amenity.



Harrogate
 BOROUGH COUNCIL

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Area 2 DC Committee

28/09/2004

App No.: 6.84.40.D.FUL

Case No.: 04/03749/FUL

Scale: 1:1250 (at A4 size)

Item No: 1

Drawn by: J Brown

Site



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

