

HARROGATE BOROUGH COUNCIL

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

DATE: 28 September 2004

PLAN: 02	CASE NUMBER: 04/03751/FUL
APPLICATION NO. 6.84.40.E.FUL	GRID REF: EAST 434747 NORTH 460370
	DATE MADE VALID: 02.08.2004
	TARGET DATE: 27.09.2004
	WARD: Claro

APPLICANT: Matthew Clark

AGENT:

PROPOSAL: Erection of 2 no log cabins for holiday letting use.

LOCATION: Land Comprising Part Of OS Field 7737, East 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 two log cabins on site for holiday letting purposes. The cabins would be sited towards the south of the site. They would measure approximately 12m by 7m and have three bedrooms. The cabins would be clad with round-profiled logs. An application to site one further cabin on the site (Ref 6.84.40.D.FUL) is considered elsewhere on this agenda.

MAIN ISSUES

1. Policy
2. Flood Risk

RELEVANT SITE HISTORY

See report on application Ref 6.84.40.D.FUL.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Farnham

Environment Agency

Objects as land 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 comments

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 - see assessment of issues under application Ref 6.84.40.D.FUL, elsewhere on the agenda.

2. FLOOD RISK - see assessment of issues under application Ref 6.84.40.D.FUL, elsewhere on the agenda.

CONCLUSION - The proposed development, considered in conjunction with application Ref 6.84.40.D.FUL, is considered to be in accordance with Local Plan Policy TR4. The site is not publicly visible and the 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

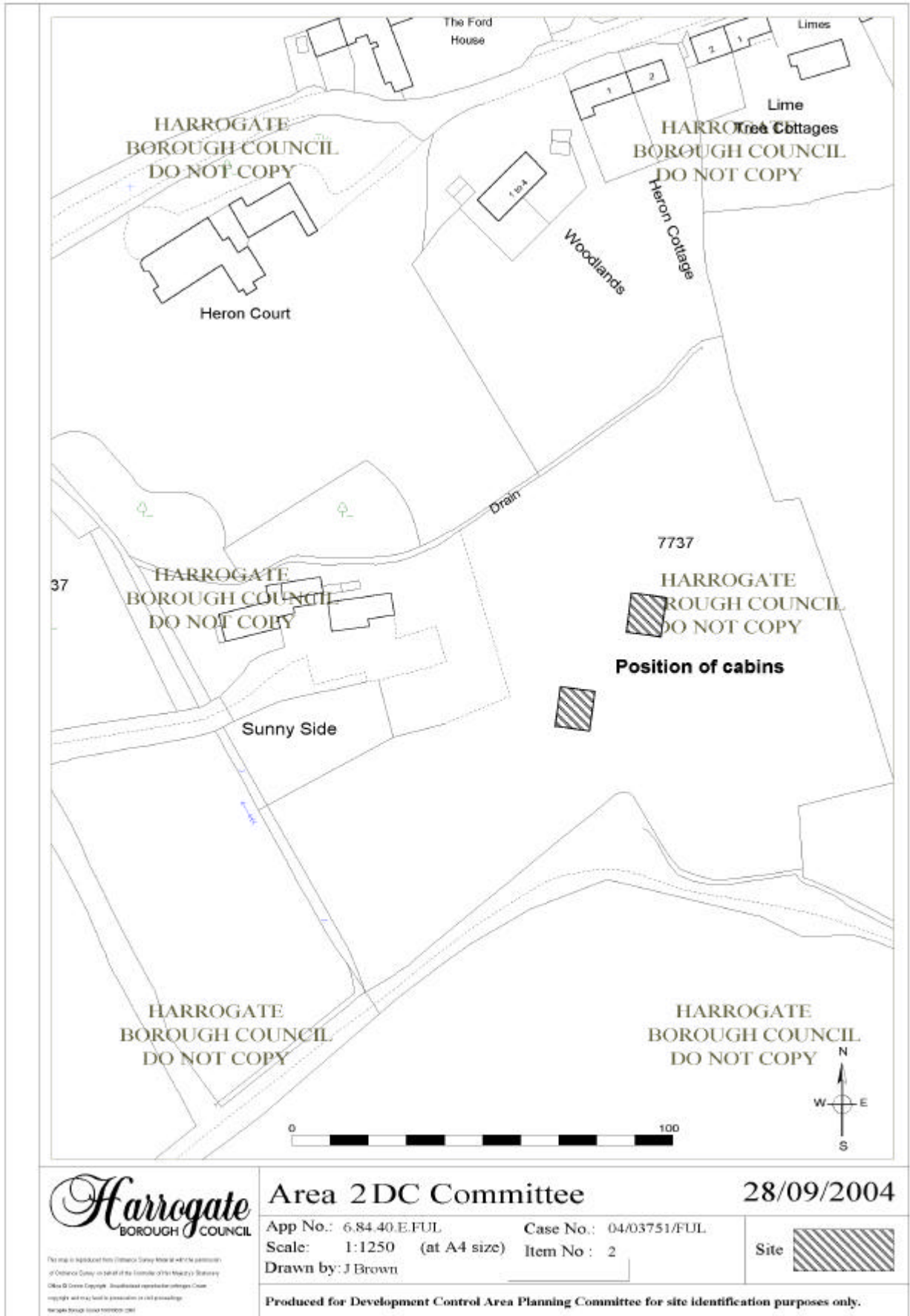
That the application be APPROVED subject to the following conditions:-

- 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.E.FUL

Case No.: 04/03751/FUL

Scale: 1:1250 (at A4 size)

Item No : 2

Drawn by: J Brown

Site



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

