

## HARROGATE BOROUGH COUNCIL

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

**DATE: 26 October 2004**

<b>PLAN:</b> 12	<b>CASE NUMBER:</b> 04/04573/CON
<b>APPLICATION NO.</b> 6.100.2400.A.CON	<b>GRID REF: EAST</b> 434910 <b>NORTH</b> 456534
	<b>DATE MADE VALID:</b> 13.09.2004
	<b>TARGET DATE:</b> 08.11.2004
	<b>WARD:</b> Knaresborough King

James

**APPLICANT:** R H Holmes Esq

**AGENT:** Jardel Architectural

**PROPOSAL:** Conservation Area application for the demolition of the Meat and Poultry Processing Factory.

**LOCATION:** Meat And Poultry Processing Factory Waterside Knaresborough North Yorkshire

## REPORT

### SITE AND PROPOSAL

The site is located on the south side of Waterside, and comprises a single storey industrial building with a concrete forecourt to Waterside, and a rough grassed area to the rear, falling towards the river. The existing building is built in brick with a corrugated sheeting roof, and was last used for the slaughter and processing of chickens, but is currently vacant. There is residential development to either side of the site, both terraces of three storey townhouses, and there is residential development across Waterside to the north.

This application is an application for conservation area consent to demolish the existing building. There is a concurrent application for redevelopment of the site for 3 town houses.

### MAIN ISSUES

1. Impact on the Character of the Conservation Area

### RELEVANT SITE HISTORY

None

### CONSULTATIONS/NOTIFICATIONS

**Parish Council**  
Knaresborough

## **Conservation and Design Section**

No objection to demolition refer to assessment

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 29.10.2004

**PRESS NOTICE EXPIRY:** 22.10.2004

### REPRESENTATIONS

**KNARESBOROUGH TOWN COUNCIL** - No comments have been received from the Town Council to date

**OTHER REPRESENTATIONS** - No letters of representation have been received to date, site notice expires on 29th October 2004

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken

### RELEVANT PLANNING POLICY

PPG1 General Policy and Principles

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

LPHD03 Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of development in Conservation Areas

### **ASSESSMENT OF MAIN ISSUES**

**1. IMPACT ON THE CHARACTER OF THE CONSERVATION AREA** - The building makes no positive contribution to the character of the Conservation Area. There is therefore no objection in principle to its demolition so long as there is an acceptable scheme for its replacement. The companion full application for redevelopment of the site is recommended for refusal. Therefore in the absence of a satisfactory replacement scheme the proposed demolition is contrary to Policy HD3 of the adopted Local Plan.

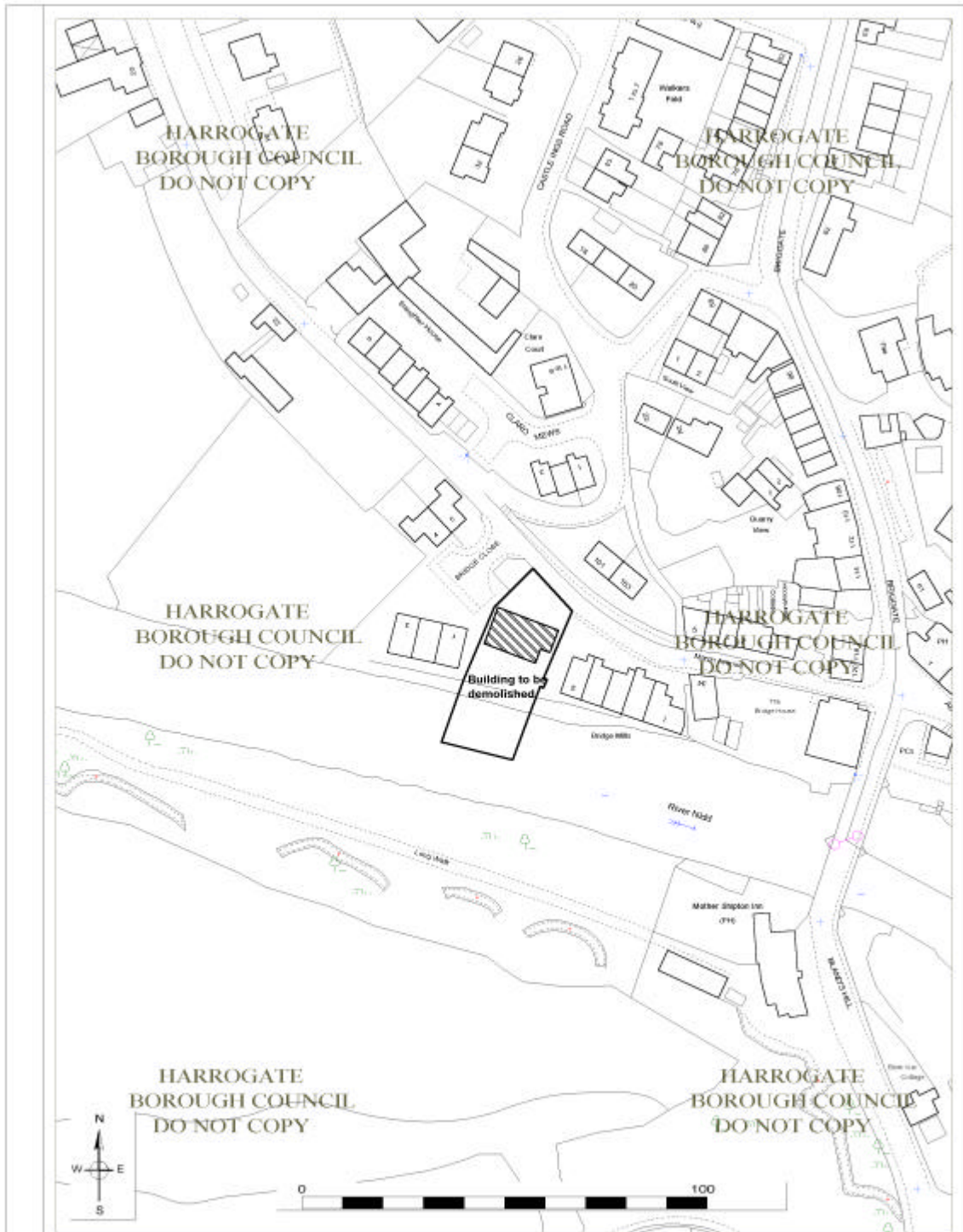
**CONCLUSION** - In the absence of a satisfactory replacement scheme refusal is recommended, the site notice expires on 29th October 2004, and therefore it is recommended that members defer the decision to Head of Planning Services to refuse on expiration of the site notice.

**CASE OFFICER:** Ms Sara Purvis

### RECOMMENDATION

That the application be DEFERRED and the HOPS be authorised to REFUSE the application. REASON FOR DEFERRAL:

- 0 To allow expiration of the site notice
- 1 In the absence of a satisfactory replacement scheme the proposals to demolish the existing buildings are contrary to Policy HD3 of the adopted Local Plan, and the advice contained in PPG15.



**Harrogate**  
BOROUGH COUNCIL

**Area 2 DC Committee**

**26/10/2004**

App No.: 6.100.2400.A.CON

Case No.: 04/04573/CON

Scale: 1:1250 (at A4 size)

Item No: 12

Drawn by: J Brown

Site Area.: 0.077 hectares

Site



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