

APPLICATION NO.: 6.83.156.OUT

LOCATION:

Land To The Rear Of 2 Lingerfield View Scotton Knaresborough North Yorkshire

PROPOSAL:

Outline application for the erection of 1 no detached dwelling and garage, with siting and access considered (site area 0.06ha).

APPLICANT: Mr Hunt

REFUSED. Reason(s) for refusal:-

- 1 The site lies in the open countryside and no special justification has been provide for a dwelling in this location, the proposal is therefore contrary to Policies H6, H7 and C15 of the Adopted Harrogate District Local Plan (as amended 2004).
- 2 The site does not represent previously developed land, and therefore its development for residential purposes is contrary to Policy HX of the adopted Harrogate District Local Plan (as amended 2004) and the advice set out in PPG3.
- 3 The Planning Authority considers that clear visibility of 120m cannot be achieved along the public highway in a north westerly direction from a point 2m from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety, contrary to Policy A1 of the adopted Harrogate District Local Plan (as amended 2004).
- 4 The position of the access, and the intensification of its use to serve an additional dwelling is considered to be harmful to the residential amenity of the occupants of Lingerfield View, contrary to Policy A1 of the adopted Harrogate District Local Plan (as amended 2004).
- 5 The proposed development is subject to an affordable housing requirement, and fails to provide an element of affordable housing, contrary to Policy H5 of the adopted Harrogate District Local Plan (as amended 2004).

(Councillor Dr Rothwell declared a personal interest in this item as he was Clerk to Scotton

Parish Council but, on the basis that the interest was not prejudicial, he remained in the meeting

and took part in the discussion and vote thereon).

(Miss J Rodger (on behalf of the applicant) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Nine Members voted in favour of the motion with one abstaining).