

HARROGATE BOROUGH COUNCIL

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

DATE: 23 November 2004

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

This application was deferred at the last meeting of Area 2 Development Control Committee on 26th October 2004 pending consideration of the associated full application.

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.

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: 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.

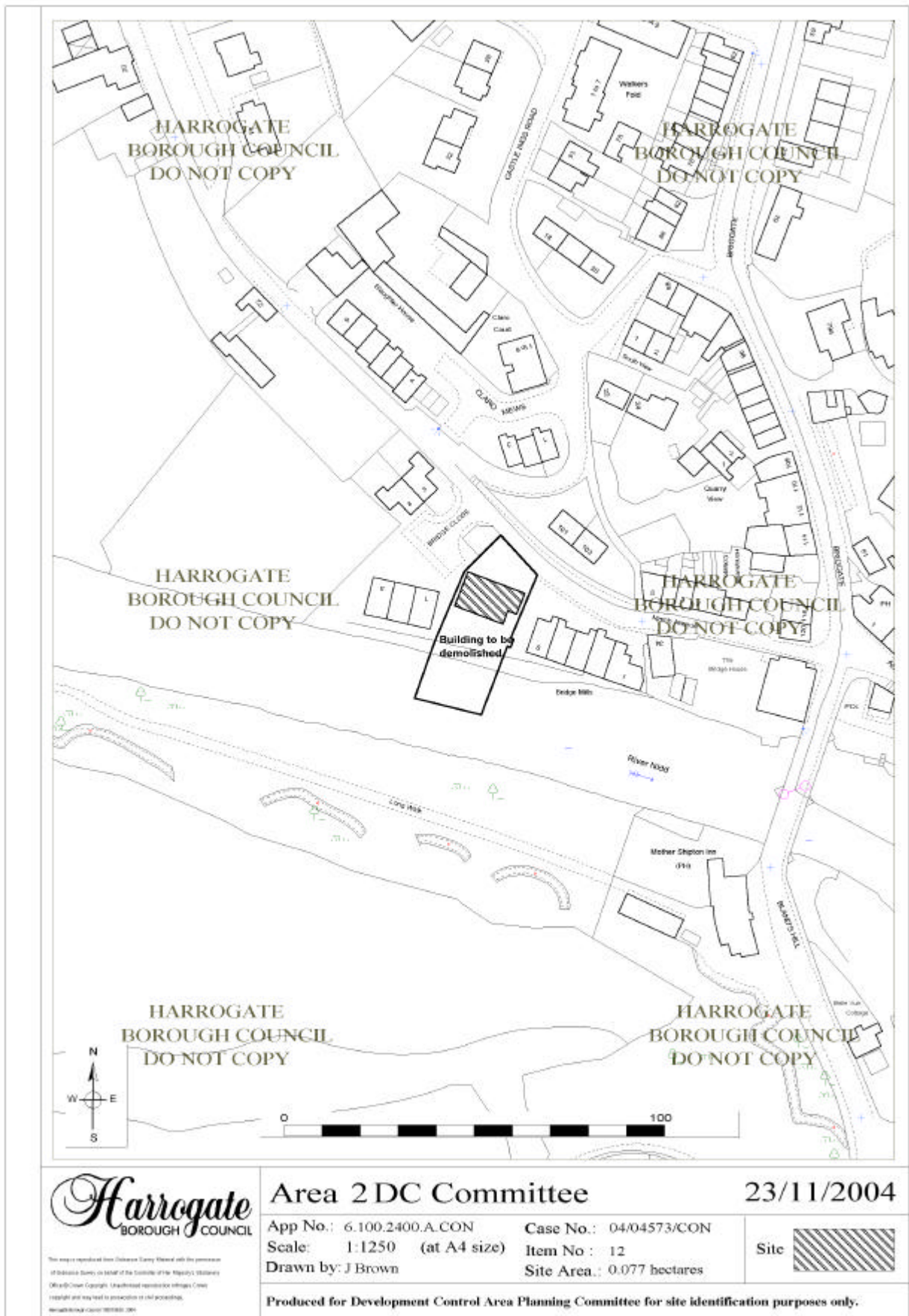
CONCLUSION - In the absence of a satisfactory replacement scheme refusal is recommended.

CASE OFFICER: Ms S Purvis

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 In the absence of a satisfactory replacement scheme the proposals to demolish the existing buildings are contrary to Policy HD3 of the adopted Harrogate District Local Plan, and the advice contained in PPG15.



Area 2 DC Committee

23/11/2004

App No.: 6.100.2400.A.CON
 Scale: 1:1250 (at A4 size)
 Drawn by: J Brown

Case No.: 04/04573/CON
 Item No: 12
 Site Area.: 0.077 hectares



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