

## HARROGATE BOROUGH COUNCIL

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

**DATE: 14 December 2004**

<b>PLAN:</b> 06	<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

At the last meeting of Area 2 Development Control Committee on 23rd November 2004 members were minded to approve this application contrary to officer recommendation, and therefore under the Special Procedure determination of the application was deferred to the next committee meeting in order that the comments of the Cabinet Member for Planning and the Council's Solicitor can be sought.

Cabinet Member for Planning comments that he "supports officer recommendation for the reasons given"

The Council's Solicitor has the following comments: "Consideration of this application must follow 6.100.2400.FUL and in the event of approval of that scheme then members may properly approve the demolition of the existing buildings"

### 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**

Knarborough

### **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** - The Town Council do not object

**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.



