

HARROGATE BOROUGH COUNCIL

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

DATE: 14 December 2004

PLAN: 09	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

Consideration of this application was deferred at the meeting on 28 September 2004, due to a change in the officers' recommendation.

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 east of the site, in an overgrown field beyond a substantial hedgerow. 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) was approved at the meeting of the Area 2 Development Control Committee on 28 September 2004.

MAIN ISSUES

1. Policy
2. Flood Risk

RELEVANT SITE HISTORY

6.84.40.D.FUL - Erection of 1 no. log cabin for holiday letting purposes. Granted 28.09.2004.

6.84.40.B.FUL - Reinstatement of Sunnyside Cottage including demolition of outbuildings and erection of two-storey extension. (Considered elsewhere on this agenda).

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 - Policy TR4 states that proposals for all caravan, holiday, chalets and camping development will be considered against the following criteria:

A) RECREATIONAL OPPORTUNITIES: SITES SHOULD BE LOCATED IN AREAS WITH LOCAL OPPORTUNITIES FOR INFORMAL COUNTRYSIDE RECREATION, BUT SHOULD NOT THEMSELVES BECOME DETRIMENTAL TO THOSE ATTRACTIONS.

The area around Farnham and Scotton already has a number of caravan sites and is conveniently located for local informal countryside recreation opportunities. The site is also conveniently located for access into Knaresborough and Harrogate. In addition, this relatively small scale development is not considered to detract from these attractions.

B) SERVICES: SITES SHOULD NORMALLY BE ACCESSIBLE TO EXISTING LOCAL SERVICES AND PUBLIC UTILITIES, BUT SHOULD NOT ADVERSELY AFFECT THEM.

The site is just outside the village of Farnham, within walking distance of local services and amenities. The proposed development is small scale, and is unlikely to add a significant burden on local services, as the Parish Council fear.

C) ENVIRONMENT: SITES SHOULD NOT HAVE AN ADVERSE EFFECT ON THE VISUAL AMENITY OF THE AREA OR THE CHARACTER OF THE COUNTRYSIDE. STATIC CARAVANS AND CHALETS SHOULD BE SYMPATHETIC TO THE ENVIRONMENT IN TERMS OF THEIR SITING AND COLOUR AND, ADDITIONALLY FOR CHALETS, THEIR DESIGN AND MATERIALS.

Most of this site is well screened by trees on all sides, such that only the gable of the farmhouse is publicly visible at a distance from Farnham. The approved cabin would be located within this area, and so would not be publicly visible.

By contrast, the proposed cabins would be sited to the east of the substantial boundary hedge, and so would appear prominent in the landscape and in views from the village. The cabins would be outside the Conservation Area boundary, but would detract from the setting of the Conservation Area.

D) AMENITY: THE OVERALL LEVEL OF DEVELOPMENT IN ANY ONE AREA SHOULD NOT DETRACT FROM THE AMENITY PRESENTLY ENJOYED BY LOCAL RESIDENTS.

The nearest dwelling is at Heron Court, about 70 metres to the north on the other side of the farmhouse. The access to the site passes about 40m to the east of this house, with a substantial tree belt in between. The occupant of this property has objected to the proposed development. Nevertheless, given the separation distances, and the intervening tree cover, the proposed chalets are not considered to detract from the residential amenities of neighbours.

E) TRAFFIC AND ACCESS: SITES ACCOMMODATING CARAVANS SHOULD HAVE GOOD ACCESS TO THE ROAD NETWORK DEFINED IN POLICY T1 OF THIS LOCAL PLAN, AND SHOULD NOT GIVE RISE TO SIGNIFICANT PROBLEMS OF TRAFFIC CONGESTION OR SAFETY.

The Highway Authority has recommended that the application be refused due to the sub-standard visibility from this access. The existing visibility in an easterly direction is 2m x 70m, whereas the required visibility is 2m x 90m.

Vehicles approaching from the east will be leaving the village and entering a straight stretch of road, and will therefore tend to be accelerating.

F) SITE UTILISATION: FURTHER DEVELOPMENT WILL NOT BE PERMITTED WHERE UTILISATION OF EXISTING SITES IS LOW.

This is a new development on this site, and there is no indication that utilisation of nearby sites is low.

2. FLOOD RISK - The site is within the indicative flood risk area, and the Environment Agency originally objected, as the applicant was not accompanied by any information regarding this issue. The applicant has since confirmed that the site has not flooded in the last 25 years, and he is not aware of any flooding incidents before then. In addition, the proposed chalets would be raised 400mm above ground level. This Flood Risk Assessment is considered to be appropriate for the size, use and location of the proposed development. The chalets will be occupied as holiday lets only, and not as permanent dwellings which diminishes the potential harm caused by flooding. Given the brief assessment, the proposed development is not considered to be at high risk from flooding.

CONCLUSION - The proposed development is considered to harm the visual amenity of the area, the character of the landscape and the setting of the Conservation Area, contrary to Policies TR4 and HD3.

CASE OFFICER: Mr M Williams

RECOMMENDATION

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

- 1 The proposed development would harm the visual amenity and character of the landscape, together with the setting of the Conservation Area, contrary to Policies TR4 and HD3.
- 2 The Local Planning Authority considers that clear visibility of 90m cannot be achieved along the public highway in an easterly direction from a point 2m from the carriageway edge measured down the centre line of the minor road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety contrary to Harrogate District Local Plan Policy A1.

