

## HARROGATE BOROUGH COUNCIL

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

**DATE: 14 December 2004**

<b>PLAN:</b> 16	<b>CASE NUMBER:</b> 04/02317/OUT
<b>APPLICATION NO.</b> 6.124.26.C.OUT	<b>GRID REF:</b> EAST 442736 NORTH 452473
	<b>DATE MADE VALID:</b> 30.04.2004
	<b>TARGET DATE:</b> 25.06.2004
	<b>WARD:</b> Marston Moor

**APPLICANT:** David & Martin Newis

**AGENT:** Carter Jonas

**PROPOSAL:** Outline application for the demolition of existing dwellings and garages and erection of 2no. dwellings (site area 0.094ha).

**LOCATION:** Former Parish Hall, Adjacent Bungalow And Garages To Rear Oak Road  
Cowthorpe Wetherby North Yorkshire

## REPORT

### SITE AND PROPOSAL

This is an outline application to demolish the former parish room and adjacent bungalow and erect two dwellings on the site. This is an amendment to the original submission which proposed three dwellings on a much larger area of land.

The site comprises the former parish hall which was converted to residential use following the grant of planning permission in the 1970's and an adjacent bungalow which was also granted permission in the 1970's. Neither property has been occupied for residential use for some time and have not been well maintained. There are residential properties to the north and south.

### MAIN ISSUES

1. Land use/Principle

### RELEVANT SITE HISTORY

76/13651/REM - Converting Parish hall to Dwelling Approved 17.11.76

76/11049/FUL - Erecting one bungalow and garages Approved 10.3.76

### CONSULTATIONS/NOTIFICATIONS

#### Parish Council

Tockwith

### **Highway Authority**

Recommend conditions

### **Yorkshire Water**

Observations not required

### **Housing Development**

Objected to the original application as the proposal was not delivering affordable housing

### **Marston Moor Internal Drainage Board**

Recommend conditions (which can be addressed by the standard outline condition requiring drainage details to be submitted)

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 11.06.2004

**PRESS NOTICE EXPIRY:** 11.06.2004

### REPRESENTATIONS

**TOCKWITH WITH WILSTROP PARISH COUNCIL** - Support the revised application

**OTHER REPRESENTATIONS** - Seven letters of support have been received

### **VOLUNTARY NEIGHBOUR NOTIFICATION -**

Oak Tree House Cowthorpe

Hazlemere Cowthorpe

### RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Planning Policy Guidance 3: Housing

LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages

LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release

LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing

LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

LPE02 Harrogate District Local Plan (2001, as altered 2004) Policy E2: Retention of Industrial/Business Land and Premises

LPCFX Harrogate District Local Plan (2001, as altered 2004) Policy CFX: Community Facilities Protection

### **ASSESSMENT OF MAIN ISSUES**

**1. LAND USE/PRINCIPLE** - Cowthorpe is identified as one of the smaller villages in Policy H6 of the Local Plan where development is limited to small scale rounding off or infilling.

This proposal, even if there were not dwellings on the site already would be considered to be infilling and therefore there is no conflict with Policy H6

The site is previously developed land and is less than 0.3ha and therefore there is no conflict with Policy HX.

The site area (which represents the existing curtilages) is 0.094ha which is below the threshold for affordable housing and therefore there is no conflict with Policy H5.

The employment use of the site is not affected by the amended application and therefore there is no conflict with Policy E2. It is not considered that any future employment use would be harmful to the amenities of this particular site. The Parish Room has not served that function for many years by virtue of its conversion to residential use. There is therefore no conflict with Policy CX.

**CONCLUSION** - The revised scheme is acceptable and has the support of the Parish Council and local residents. Approval is recommended.

**CASE OFFICER:** Mr R N Watson

## RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 CA06 OUTLINE/RESERVED MATTERS ... 2 yrs - 5yrs
- 2 CA01 OUTLINE
- 3 Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-

(ib) the existing access shall be improved in accordance with Standard Detail number E7 and the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing highway.

### NOTE:

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 4 HW16 DETAILS OF TURNING SPACE
- 5 HW19 PRKG SPACES TO REMAIN AVAIL'BL FOR VEH PRKG
- 6 No dwelling shall be occupied until parking spaces of a size not less than 4.8 metres x 2.6 metres, including one garage or a car parking space capable of accommodating a garage, have been provided within the curtilage of that dwelling, in accordance with standards set out in the North Yorkshire County Council Parking Design Guide. Any

garages shall then be positioned a minimum of 6 metres back from the highway boundary. Once created these parking and garaging areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.
- 8 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4

Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 3 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 4 HW16R ROAD SAFETY REQUIREMENTS
- 5 HW19R ROAD SAFETY REQUIREMENTS
- 6 HW20R ROAD SAFETY REQUIREMENTS
- 7 HW23R ROAD SAFETY REQUIREMENTS
- 8 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY



