

## HARROGATE BOROUGH COUNCIL

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

DATE: 18 January 2005

<b>PLAN:</b> 06	<b>CASE NUMBER:</b> 04/06331/FUL
	<b>GRID REF:</b> EAST 435191 NORTH 458152
<b>APPLICATION NO.</b> 6.100.2374.B.FUL	<b>DATE MADE VALID:</b> 07.12.2004
	<b>TARGET DATE:</b> 01.02.2005
	<b>WARD:</b> Knaresborough Scriven

Park

**APPLICANT:** David Collins

**AGENT:** Wave Architecture

**PROPOSAL:** Demolition of existing buildings and erection of 4 terraced dwellings and community hall (revised scheme, residential site area 0.04ha)

**LOCATION:** Scriven Womens Institute Park Avenue Knaresborough North Yorkshire  
HG5 9ES

## REPORT

### SITE AND PROPOSAL

The application site is the former Scriven WI meeting hall which is located on a site at the corner of Park Avenue and Park Grove. The existing building is a small single storey, timber and concrete building, which is in a poor state of repair, and has been vacant in recent months. The building is long and narrow, and was surrounded by gardens which have now become overgrown. The site is bounded by a privet hedge to all sides.

The application proposes demolition of the existing building and its replacement by a mixed use development comprising a replacement meeting hall and residential development. The residential element of the scheme comprises 4 no. 3 bedroom town houses, each with a designated off street parking space. The proposed replacement community hall is of a similar size to the former WI hall and has 3 off street parking spaces including a disabled space, and 6 cycle spaces.

This application follows the refusal of an application for a replacement meeting hall, 3 town houses and 2 flats which was refused on 23rd November 2004 (refer to site history below).

### MAIN ISSUES

1. Principle
2. Residential Amenity
3. Visual Amenity
4. Access and Parking
5. Open Space

## **RELEVANT SITE HISTORY**

6.100.2374.FUL - Demolition of existing building and erection of two and three storey building comprising 5No terraced dwellings, 4No flats, and new community hall (site area 0.076Ha) Withdrawn 26.08.2004.

6.100.2374.A.FUL - Demolition of existing buildings, erection of residential terrace comprising 3no. town houses and 2no flats, erection of new community hall and formation of new vehicular access (site area 0,076Ha) (Revised Scheme) Refused 23.11.2004 for the following reasons :

"1. The proposed development is considered to be harmful to the residential amenity of its future occupants, due to the overbearing impact of the community hall on Plot 1, and the noise and disturbance due to the proximity of the car parking to the rear garden area of Plot 3. The proposal is therefore contrary to Policies A1, H13, H6, and HD20 of the adopted Harrogate District Local Plan (as altered 2004).

2. The proposed development is considered to represent an overdevelopment of the site, resulting in harm to the residential amenity of occupants of the development, and to the visual amenity of the area, contrary to Policies A1, HD20 and H6 of the adopted Harrogate District Local Plan (as Altered 2004)."

## **CONSULTATIONS/NOTIFICATIONS**

**Parish Council**  
Knaresborough

**Environmental Health**  
Comments awaited

**Yorkshire Water**  
No objections subject to conditions

**DLAS - Open Space**  
Commuted sum of £4,893 requested

**Chief Engineer (H and T)**  
No objections subject to conditions - see assessment

**H.B.C Land Drainage**  
No comments

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 07.01.2005  
**PRESS NOTICE EXPIRY:** 07.01.2005

## REPRESENTATIONS

**KNARESBOROUGH TOWN COUNCIL** - No comments received to date

**OTHER REPRESENTATIONS** - None received

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None Undertaken

## RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Planning Policy Guidance 3: Housing

PPG13 Planning Policy Guidance 13: Transport

LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment

LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity

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

LPT02 Harrogate District Local Plan (2001, as altered 2004) Policy T2: Vehicle Access

LPT16 Harrogate District Local Plan (2001, as altered 2004) Policy T16: Disabled Parking

LPT17 Harrogate District Local Plan (2001, as altered 2004) Policy T17: Cycle Parking

LPCF09 Harrogate District Local Plan (2001, as altered 2004) Policy CF9: Other New Community Facilities

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

LPH13 Harrogate District Local Plan (2001, as altered 2004) Policy H13: Housing Density, Layout and Design

LPH17 Harrogate District Local Plan (2001, as altered 2004) Policy H17: Housing Type

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

## ASSESSMENT OF MAIN ISSUES

**1. LAND USE/PRINCIPLE** - Policy CFX is relevant, as the site has previously been in use as a community facility, as the Scriven Womens Institute meeting hall. It is understood that as well as its use by the WI, the meeting room was hired out to community groups and has been used for a variety of community purposes. The applicant is seeking to comply with criterion B of Policy CFX, by providing a replacement facility for the existing meeting hall, in which case there is no requirement for the submission of marketing information in support of the application. To be a satisfactory replacement the new meeting hall should have the capacity to fully meet the community needs previously met by the existing building. The proposed new hall provides the same level of floorspace albeit in a different configuration than the existing building and has a kitchen area, a toilet and store, providing similar facilities to the existing building. The hall is also proposed with three off street car parking spaces and 6 cycle spaces. An area of land on the corner of Park Avenue and Park Grove, is proposed to be landscaped to provide amenity space. The hall is proposed to be

managed privately by the developer, and the management arrangements of the hall must be secured through a S106 agreement, to ensure the building would be genuinely available to interested community groups, and to ensure that the hall was managed in such a way to ensure its ongoing viability.

The site lies within the urban area of Knaresborough and is previously developed land. The site area measures less than 0.3Ha, and 4 units are proposed, falling below the relevant thresholds in Policy HX above which substantial planning benefits must be provided. There is no requirement for affordable housing in connection with this development, as the relevant thresholds in Policy H5 are not exceeded. Policy H13 requires that densities of between 30 and 50 dwellings per hectare be achieved in urban areas. The density of the proposed development is still relatively high at 80 dwellings per hectare, but it is reduced from the previous application and more characteristic with that of the surrounding terraces than the previous scheme.

**2. RESIDENTIAL AMENITY** - The revised scheme is considered to be much improved over the previous application in terms of its impact on the residential amenity of nearby residents and the amenity of the occupants of the development. One of the main concerns with the previous scheme was the relationship between plot 1 and the community hall. This is significantly better in this application, with the back wall of the community hall now being single storey height along the full length of the garden, instead of increasing in height towards the rear elevation of the dwellings. The physical separation between the community hall and dwelling has been increased to 2.4m. It will be necessary to require by condition submission of a noise survey identifying measures to mitigate against noise emanating from the community facility. Such measures should be incorporated into the construction of the hall and, if necessary the new dwellings to ensure that activities carried on in the hall do not harm the residential amenity of residents nearby. The reduction in the number of units to 4 has enabled the parking to be provided in such a way that does not impact on the residential amenity of occupants of the development. It is therefore considered that the scheme accords with Policies H6, and A1 with regard to residential amenity.

**3. VISUAL AMENITY** - The proposed development is designed in a modern interpretation of the traditional built form in the area. The buildings are proposed in traditional materials of brick and render with slate roofs, which are common to the area, and the built form of the residential element, town houses, is representative of the pattern of development in surrounding streets. The community building is again a modern design, and is designed so as to distinguish its use from the residential part of the scheme. Whilst the modern design is distinctive from the traditional nature of the surrounding terraces, the site does not lie within a conservation area, and there is no objection to the external appearance of the proposal which is considered to comply with Policies A1 and HD20 of the adopted Local Plan.

**4. ACCESS AND PARKING** - The proposal provides 1 no. off-street car parking space per dwelling, and 3 no. off-street spaces are provided for the community facility. There is no objection to the provision of 1 space per dwelling, which accords with government guidance in PPG3 and PPG6, given that this is a relatively sustainable location, within the urban area. In fact there is the prospect of plots 1 and 4 being able to create a further off street parking space each, in tandem with their designated space. Three off street parking spaces are now proposed for the community hall, including a disabled space. The Council's

Highway Engineer conducted a survey of on street parking in the area and it is not considered that an objection can be sustained on the basis of the additional on street parking likely to result from the scheme, given government guidance in respect of reducing car parking provision as a means to reduce reliance on the private car. The revised proposal does not propose any vehicle access to the site off the back lane to Boroughbridge Road, overcoming the concerns with the previous scheme. Pedestrian access to the rear of the 3 units is still proposed from the back lane to Boroughbridge Road, and the Council's Highway Engineer has recommended conditions be imposed to provide for improvements to the back lane, in terms of surfacing and drainage.

**5. OPEN SPACE** - An open space commuted sum of £4893.00 has been calculated for the proposed development. This is to be targeted towards provision of open space facilities at Jacob Smith Park. The applicant has indicated he is willing to enter into a S106 agreement for the payment of this sum.

**CONCLUSION** - This revised application has overcome the reasons for refusal put forward in respect of the earlier application, by reducing the number of residential units, and the extent of built form on the site to a more acceptable level, and in doing so the revised scheme also addresses the previous concerns with regard to residential amenity. The proposal is now considered to comply with relevant planning policy and subject to the completion of a S106 agreement to secure satisfactory delivery and management of the community facility, and the payment of the commuted sum for open space provision, and subject to the conditions listed below, approval is recommended.

**CASE OFFICER:** Ms S Purvis

## RECOMMENDATION

That the application be DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- i) the completion of the community facility prior to occupation of the residential dwellings,
  - ii) a satisfactory management arrangement for the community facility,
  - iii) the payment of the commuted sum for open space provision of £4893
- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
  - 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
  - 3 CD15A NO FURTHER WINDOWS IN DEVELOPMENT ... gable ... residential development
  - 4 CD03 SAMPLES OF MATERIALS TO BE APPROVED
  - 5 CD13 WINDOW FRAME MATERIALS ... timber (finish to be agreed in writing with the LPA)
  - 6 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:-

(i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or Standard Detail number E6; and the Specification of the Local Highway Authority;

**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.

7 Notwithstanding the layout and details shown upon the submitted drawing(s) SMU/FG/501; the development hereby approved shall not be commenced prior to the submission to and approval by the Local Planning Authority in writing of an amended layout and full engineering details to provide for:-

- a) the upgrading of the existing surfacing to the back/side street to provide a metalled surface
- b) the installation of covered cycle stands and access thereto

Thereafter the development shall be implemented in accordance with the details approved by the Local Planning Authority.

8 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER

9 No development shall take place until details of the proposed means of surface water drainage, including details of any balancing works or off site works, have been submitted to and approved by the local planning authority

10 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to completion of the approved surface water drainage works.

11 CN03Y NOISE REPORT TO BE SUBMITTED

12 Prior to the commencement of development full details of all proposed boundary treatments shall be submitted to and agreed in writing by the local planning authority. Such details shall provide for the retention of the existing boundary hedge on the eastern boundary of the site, and elsewhere as shown on the submitted drawings. Once agreed the approved boundary treatments shall be implemented and retained, unless otherwise agreed in writing by the local planning authority.

13 CL02 LANDSCAPING: DETAILS TO BE APPROVED

14 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, garden buildings or any other development normally permitted under Class A and Class E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995; other than any expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

16 HW19 PRKG SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING

**Reasons for Conditions:-**

1 CA05R TO COMPLY WITH SECTIONS 91-94

2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION

3 CD15AR PRIVACY AND RESIDENTIAL AMENITY

- 4 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 5 CD13R VISUAL AMENITY
- 6 HW07CR VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 7 HWH35R ROAD SAFETY REQUIREMENTS
  
- 8 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 9 To ensure that the development can be properly drained.
- 10 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 11 CN03YR IN THE INTERESTS OF AMENITY
- 12 In the interests of visual amenity.
- 13 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 14 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 15 In the interests of residential and visual amenity
- 16 HW19R ROAD SAFETY REQUIREMENTS



**Harrogate**  
BOROUGH COUNCIL

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**Area 2 DC Committee**

**18/01/2005**

App No.: 6.100.2374.B.FUL

Case No.: 04/06331/FUL

Scale: 1:1250 (at A4 size)

Item No: 6

Drawn by: J Brown

Site Area: 0.082 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.



