

HARROGATE BOROUGH COUNCIL

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

DATE: 8 February 2005

PLAN: 16	CASE NUMBER: 03/04686/FUL
APPLICATION NO. 6.122.197.G.FUL	GRID REF: EAST 432980 NORTH 450430
	DATE MADE VALID: 17.10.2003
	TARGET DATE: 12.12.2003
	WARD: Spofforth With Lower

Wharfedale

APPLICANT: Mr And Mrs MR Liddle

AGENT: Andrew C Long

PROPOSAL: Conversion, including demolition and extension, of existing barns to form 3 no. dwellings with detached garages (site area 0.37 hectares) Revised scheme.

LOCATION: Sunrise Farm Follifoot Lane Kirkby Overblow Harrogate North Yorkshire HG3 1HA

REPORT

INTRODUCTION

This application is presented to the Area 2 Development Control Committee for determination as approval would not be in accordance with planning policy. The report will outline the material considerations which are relevant in this particular case.

The views of the Cabinet Member (Planning) and the Solicitor to the Council will be reported at the meeting.

SITE AND PROPOSAL

This is a revised application for the conversion of existing traditional buildings at Sunrise Farm, Kirkby Overblow into 1 no. two bedroomed dwelling, 1 no. three bedroomed dwelling and 1 no. four bedroomed dwelling.

The scheme has been amended and now limits works to conversion only, rather than involving conversion and extension as originally intended.

Access to the site is from a partially surfaced track approximately 1km in length.

More modern buildings would be removed with the proposed curtilages to the dwellings restricted to the areas of the current built form.

A structural engineers report on a previous application shows the buildings are capable of

conversion.

This development is part of a wider farm diversification package.

MAIN ISSUES

1. Land Use/Impact on the Green Belt
2. Design
3. Affordable Housing

RELEVANT SITE HISTORY

6.122.197.B.FUL - Conversion of barns to 3 dwelling: Approved 19.09.2002.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Spofforth w Stockled

The British Horse Society

No comments received

Ramblers Association

No observations to make

DLAS - Open Space

Advise of a commuted sum of £216 targeted at Kirkby Overblow Playing Field.

Environment Agency

No objections

Conservation and Design Section

See Assessment

Environmental Health

No comments received

Yorkshire Water

Observations not required

Highway Authority

Recommend conditions

Housing Development

Advise scheme triggers requirement for affordable housing

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 21.11.2003

PRESS NOTICE EXPIRY: 21.11.2003

REPRESENTATIONS

KIRKBY OVERBLOW PARISH COUNCIL - None received.

OTHER REPRESENTATIONS - None.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
LPGB02 Harrogate District Local Plan (2001, as altered 2004) Policy GB2: The control of development in Green Belt
LPGB04 Harrogate District Local Plan (2001, as altered 2004) Policy GB4: Requirements of Development in Green Belt
LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
LPC14 Harrogate District Local Plan (2001, as altered 2004) Policy C14: Farm Diversification
LPC16 Harrogate District Local Plan (2001, as altered 2004) Policy C16: The Re-use and Adaptation of Rural Buildings
LPH17 Harrogate District Local Plan (2001, as altered 2004) Policy H17: Housing Type
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

ASSESSMENT OF MAIN ISSUES

1. LAND USE/IMPACT ON THE GREEN BELT - The principle of the conversion of these buildings to residential use has been established and the proposal complies with Policies GB2 and C16. There is no prejudice to the openness of the green belt as the buildings already exist and the curtilages have been restricted.

This is a previously developed site in accordance with criterion 4 of Policy HX, but the site area is above the 0.3 ha thresholds and therefore substantial planning benefits should follow. However, as the site includes a very lengthy drive (approximately 1km) it would not be appropriate to rigidly apply criterion 4.

The scheme provides a mix of house types and accords with Policy H17.

2. DESIGN - The design has been amended and refined during the consideration of this application. It represents a considerable improvement over the extant approved scheme and accords with Policy C16.

3. AFFORDABLE HOUSING - The proposal does not include affordable housing in accordance with Policy H5 but in this particular case it is not appropriate to rigidly apply policy taking into account the extant permission. The extant permission did not provide affordable housing and as this could be implemented it is considered more appropriate to

develop the improved design scheme.

CONCLUSION - This is an acceptable proposal and approval is recommended subject to conditions. A unilateral undertaking in respect of "top up" commuted sums in respect of open space (Policy R4) has been completed.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by letter and/or drawings received by the Council of the Borough of Harrogate on the 08.04.04 and as modified by the conditions of this consent.
- 3 All new doors and windows shall be set back a minimum of 75 mm from the external face of the walls to form reveals to the satisfaction of the Local Planning Authority.
- 4 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:-

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

(ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;

(iv) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the Specification of the Local Highway Authority;

(v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the Specification of the Local Highway Authority.

NOTE:

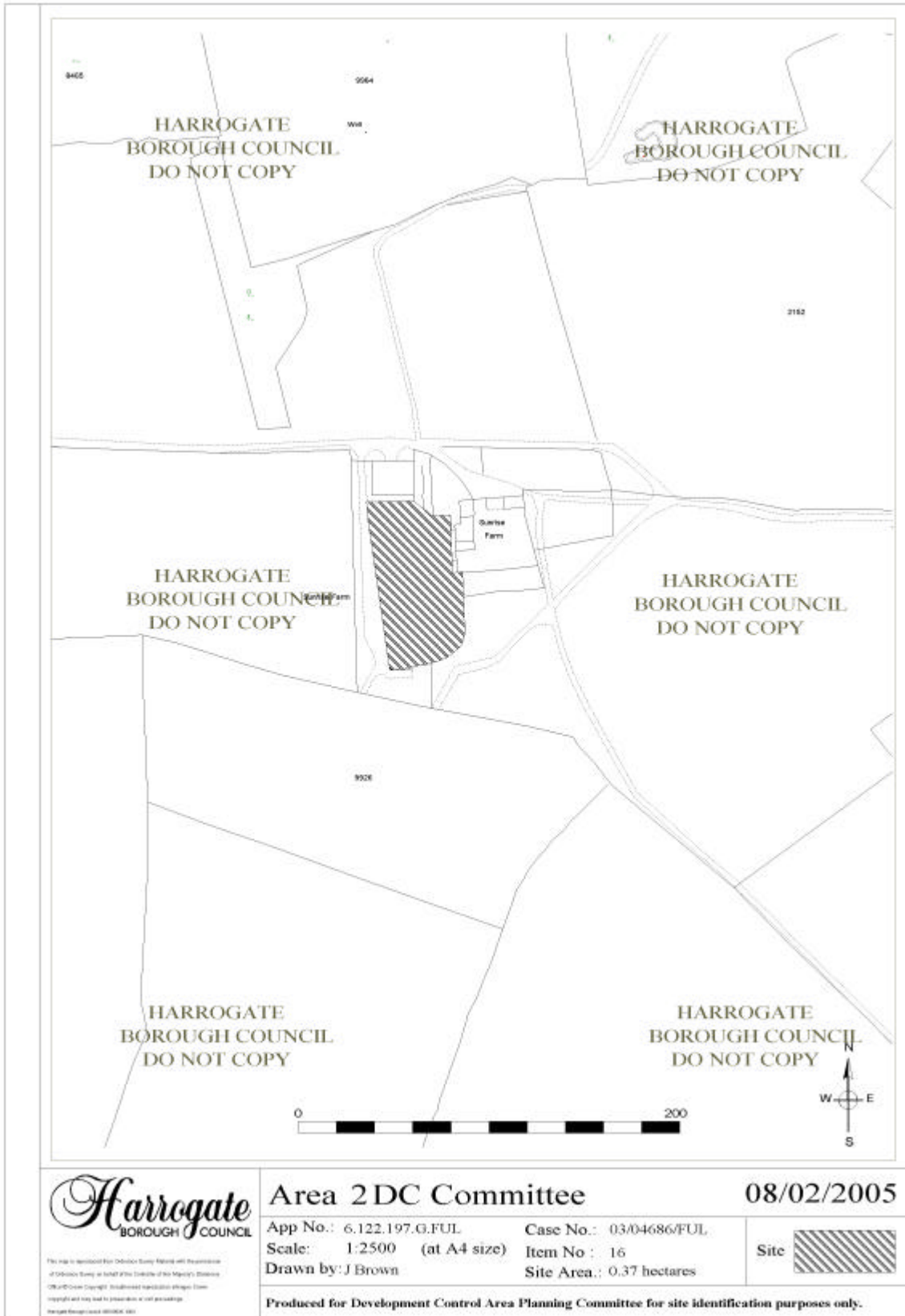
You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Local Highway Authority will also be pleased to provide the detailed constructional specification referred to in this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

- 5 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing [Reference 2323.5 Rev A]. Once created these areas shall be maintained clear of any obstruction and

- retained for their intended purpose at all times.
- 6 Prior to the first occupation of the dwellings hereby approved the modern farm buildings shall be demolished and removed from the cartilages.
 - 7 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD05R VISUAL AMENITY
- 4 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 5 HW17R ROAD SAFETY REQUIREMENTS
- 6 In the interest of residential amenity.
- 7 CI02YR PROTECT VISUAL AMENITY



Harrogate
BOROUGH COUNCIL

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Area 2 DC Committee

08/02/2005

App No.: 6.122.197.G.FUL

Case No.: 03/04686/FUL

Scale: 1:2500 (at A4 size)

Item No: 16

Drawn by: J Brown

Site Area: 0.37 hectares

Site



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