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**COUNCIL OF THE BOROUGH OF HARROGATE**

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From : G. Fitzmaurice

To : Head of Planning Services  
F.A.O. Mr. R N Watson  
Development Control

6.100.2085.B.FULMAJ 04/05552/FULMAJ

Tel: 799000

Date : 6 January 2005

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**TIMBERYARD - HAMBLETON GROVE**

Further to our meeting with Mr Arrowsmith of 20 December 2004, I have now had the opportunity to consider the comments made in his Planning Appraisal.

As I said at the meeting, I believe my comments included in my earlier response (19 June 2003 - copy attached) remain of relevance.

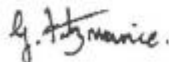
There is clear evidence that there has been offers made for the site by operators who wish to continue a business use. We can now clearly see that the main reason why the site has not been made available is not due to lack of demand, but is because the owner is seeking a higher use value.

My earlier comments were based upon the assumption that there was little or no demand for the site for industrial use, but now I am more convinced of the need for the site to remain in industrial use and for the E2 protection policy to be enforced.

Were we not to hold such a policy position, we would face similar arguments on each and every industrial development site, with the site owner seeking alternative use simply because this will increase site value - not for any planning purpose. With this application being pushed at us as a precedent, it would become more difficult to hold the line on other sites.

My conclusion is that the site ought to remain in industrial use.

Gerry Fitzmaurice



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COUNCIL OF THE BOROUGH OF HARROGATE

From : G. Fitzmaurice

To : Head of Planning Services  
F.A.O. Mr. R N Watson  
Development Control

Ours : GF/6.100.2085.A.FUL 03/02291/FUL

Tel: 799104

Date : 19 June 2003

**TIMBERYARD - HAMBLETON GROVE**

Thank you for seeking my observations on the above Planning Application, which seeks to construct a Nursing Home on this employment land. I believe there are arguments for and against the proposal.

1. There remains a shortage of readily available employment sites in Knaresborough, and this is particularly the case for smaller businesses.
2. On two sides of this site are other businesses, which have managed to operate in this location without causing unacceptable planning problems. The main concern with regard to a care home is that it may not be compatible with such neighbours as joinery manufacturers, a coach depot, and a builders yard. The granting of planning permission may actually lead to planning problems where none exist currently.
3. The Applicant has stated that the site has some fault in the ground which would make it uneconomical to develop for employment use, yet, I am aware of other sites which can be made to operate. Some businesses do not need expensive or permanent structures in order to carry out their operations. I am aware that office rentals are increasing in the area, and an office development might be worthy of appraisal.
4. I do know that there has been some interest in the site for retained employment use. However, so far as I am aware, no firm offers have been made to purchase the site, which has been on the market for some time. I am unaware of the asking price so cannot make a judgement on whether the marketing exercise has run its course.
5. I do accept that there could be access difficulties due to the increasing size of delivery vehicles. However, I would hope that redevelopment could be undertaken in a way that incorporates access for modern delivery vehicles.
6. The Applicant states that the site is some "32 metres away from" nearby houses. However, this employment site was in existence before any houses were developed in the area, and all who have since moved here have done so in the full knowledge that this site existed.

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7. Against these generally negative factors, it is recognised that the proposal does bring some job opportunities and there is the possibility of 25 full time jobs. This is of significant benefit to the local economy.

8. Furthermore, the Applicant is able to afford to develop on a site, which has a fault. Another user may be forced to balance quality of design against extra foundation costs resulting in a compromise in terms of build quality.

In conclusion, I feel this is an "on-balance" decision which where, from an Economic Development view point there is little in it to sway it one way or another. I hope my comments prove useful, and regret I cannot be more definite.

Gerry Fitzmaurice

Project Officer  
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