

HARROGATE BOROUGH COUNCIL

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

DATE: 19 July 2005

PLAN: 10	CASE NUMBER: 05/02175/FUL
APPLICATION NO. 6.100.1491.P.FUL	GRID REF: EAST 435432 NORTH 458448
	DATE MADE VALID: 17.05.2005
	TARGET DATE: 12.07.2005
	WARD: Knaresborough Scriven

Park

APPLICANT: Britannia Developments

AGENT: Red Zebra Design Ltd

PROPOSAL: Erection of 4 detached dwellings (site area 0.29ha).

LOCATION: Land Between 62 & 80 Boroughbridge Road Knaresborough North
Yorkshire

REPORT

SITE AND PROPOSAL

The site is a paddock area on the eastern side of Boroughbridge Road, Knaresborough between No's 62 and 80 near to the junction with Bar Lane and opposite the car sales garage.

The proposal is to erect 4 substantial dwellings each with an individual drive and either a detached or attached double garage.

All the dwellings are in frontage form running parallel to the highway (a further application has been received for an in-depth development of 7 dwellings).

The dwellings all face on to Boroughbridge Road and are substantial 4/5 bedroomed units.

The site has had previous consents (outline and reserved matters) for 3 units and an area reserved for access to the land at the rear (east).

MAIN ISSUES

1. Local Plan Policy
2. Other Policies
3. Relationship to Neighbours
4. Highway Matters

RELEVANT SITE HISTORY

Outline application for 3 dwellings: Approved 30.09.96.

Reserved Matters for above: Approved 08.05.2000.

Reserved Matters for above: Approved 01.01.2005.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Knareborough

Environment Agency

Advises 1 condition

Environmental Health

Needs landfill gas survey

Yorkshire Water

Recommends 3 conditions

Chief Engineer (H and T)

Recommends refusal as submitted. Needs amendment to scheme

H.B.C Land Drainage

No comments

DLAS - Open Space

Awaited

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 01.07.2005

PRESS NOTICE EXPIRY: 01.07.2005

REPRESENTATIONS

KNARESBOROUGH TOWN COUNCIL - Object on the following grounds:-

Development potential of site should be considered in conjunction with neighbouring area and this development would be short term.

OTHER REPRESENTATIONS - 2 letters of objection from local residents make the following points:-

1. Whichever plan goes ahead, builders should not encroach on land to rear.
2. Have witnessed many accidents on this road over the years and extra cars need to be considered.
3. Another road exit is unsuitable.
4. Site boundaries not accurate - should be located 2-3 m further north away from No.62.

5. Government is resisting development on prime agricultural land.

1 letter indicates that the proposal for frontage development with space for parking/turning is satisfactory.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPS1	Planning Policy Statement 1: Delivering Sustainable Communities
PPG3	Planning Policy Guidance 3: Housing
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
LPH06	Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
LPR04	Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development
LPA01	Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
LPHD20	Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
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

ASSESSMENT OF MAIN ISSUES

1. LOCAL PLAN POLICY - The site is a 'greenfield' site which in normal circumstances would be resisted by Policy HX. In this instance however, there is a valid outline and reserved matters approval capable of being implemented. The outline was granted prior to the adoption of the Local Plan, when the land to the east was still a potential housing allocation.

The outline consent was for 3 dwellings and it required that the layout of dwellings allowed for access to the other land.

Ultimately the Local Plan did not allocate the land and therefore it is unnecessary to allow space for an access.

The reserved matters approval indicated 3 dwellings in a frontage form with the extensive side gardens allowing for the access which is not now required. Clearly if the 3 dwellings were constructed, the garden areas would become 'previously developed' and a fourth dwelling would then be a logical infill plot (and allowed by Policy HX).

As this is the applicants "fall back" position, it is not considered appropriate to give much weight to Policy HX as the site could be developed in a similar form by virtue of the existing permissions.

The site lies within the development limits (Policy H6) and is an appropriate form of

development.

The affordable housing threshold in Policy H5 is not triggered by this proposal.

2 OTHER POLICIES - The proposed dwellings are an acceptable design for the locality (Policies A1/HD20) and the density is appropriate for this edge of settlement location (Policy H13). Whilst all of the dwellings are 4/5 bedroom units, this is similar to the previous approvals and a different 'mix' of dwelling type as required by Policy H17 would be difficult to justify.

A commuted sum for open space under Policy R4 will be required.

3. RELATIONSHIP TO NEIGHBOURS - The dwellings are in a frontage form running parallel to the road and their design means that all habitable room windows face the road or rearwards. There will be no appreciable overlooking or loss of privacy for the neighbours. The dwellings provide for an acceptable separation distance from the dwellings on either side.

4. HIGHWAY MATTERS - The Highway Officer has requested several amendments in order to make the proposal acceptable in highway terms - principally to provide on site turning facilities and a footway across the front of the site.

Subject to amendments, the proposal is acceptable in highway terms and similar to the approved scheme.

CONCLUSION - Whilst the proposal relates to a greenfield site, the previous approvals make the principle of development difficult to resist. The proposal is a satisfactory one, subject to some amendment.

CASE OFFICER: Mr R Forrester

RECOMMENDATION

That the application be DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

- 0 - The receipt of the Unilateral Obligation for Open Space.
- The receipt of amended plans.

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

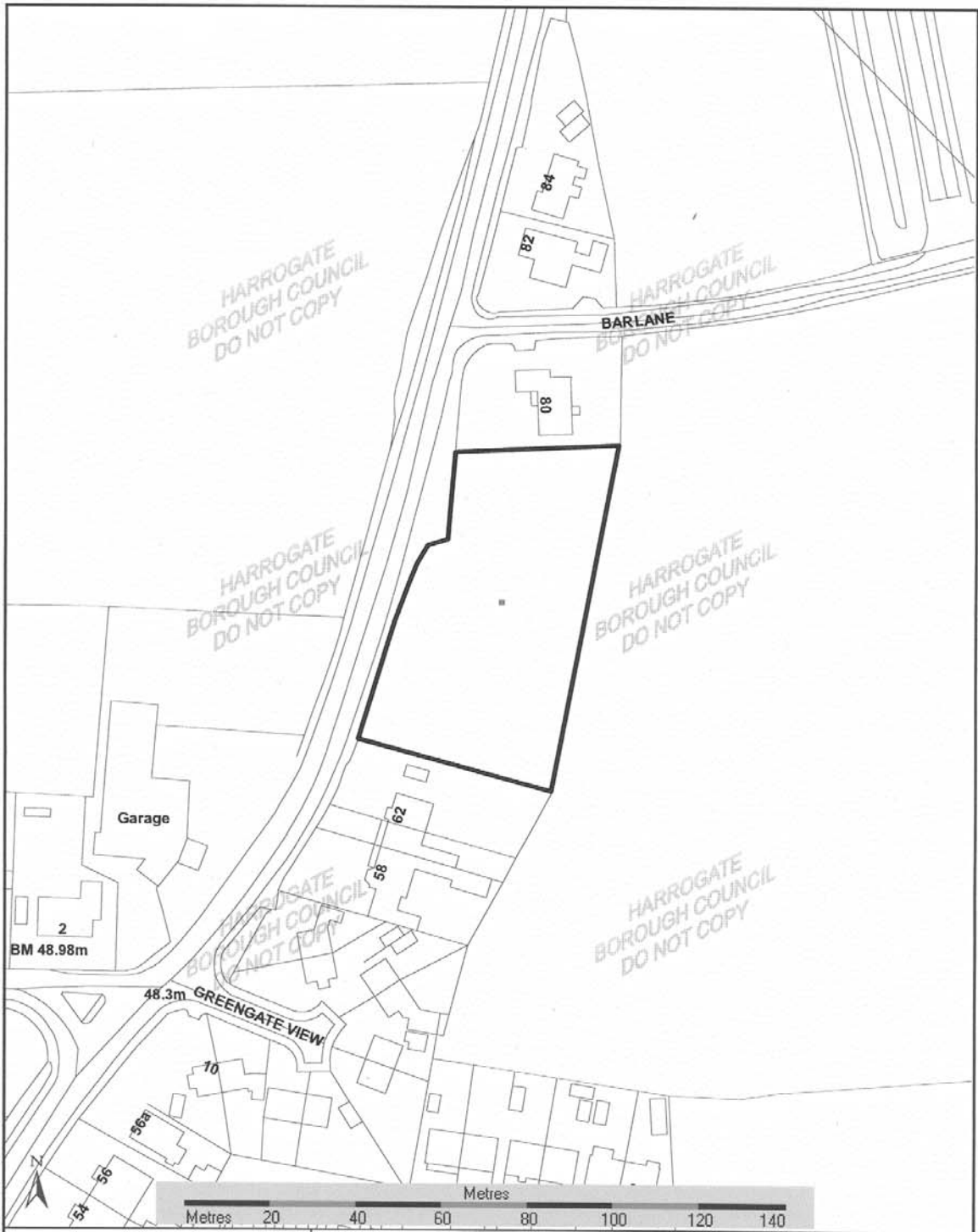
- 5 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.
- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
- 7 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.
- 8 A detailed scheme for landscaping, including the planting of trees and/or shrubs and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required. The approved scheme shall be implemented within the proposed time scales.
- 9 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 further windows shall be inserted in the south elevation of Plot 4 or north elevation of Plot 1 of the dwellings hereby approved, without the prior written approval of the Local Planning Authority.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 4 In the interest of satisfactory and sustainable drainage.
- 5 To ensure that the development can be properly drained.
- 6 To ensure that no surface water discharges take place until proper provision has been made for its disposal.
- 7 To prevent pollution of the water environment.
- 8 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CD15AR PRIVACY AND RESIDENTIAL AMENITY

INFORMATIVES

- 1 This development is subject to a Planning Obligation made under Section 106 of the Town and Country Planning Act 1990.
- 2 The Environment Agency has advised that the site falls within 250m of a landfill site and you might wish to take measures to mitigate any effects from landfill gas migration.



Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

AREA 2 DC COMMITTEE

Item No. 10

App No./Case No.	6.100.1419.P.FUL	05/02175/FUL
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Scale (at A4 size)	1:1250	Site area	0.29 ha	Site boundary	<input type="checkbox"/>
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Drawn	MDTT	Date	19/07/2005
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