

## HARROGATE BOROUGH COUNCIL

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

DATE: 11 October 2005

|                                     |                                                  |
|-------------------------------------|--------------------------------------------------|
| <b>PLAN:</b> 03                     | <b>CASE NUMBER:</b> 05/04202/RG3                 |
| <b>APPLICATION NO.</b> 6.96.180.RG3 | <b>GRID REF: EAST</b> 444530 <b>NORTH</b> 457598 |
|                                     | <b>DATE MADE VALID:</b> 25.08.2005               |
|                                     | <b>TARGET DATE:</b> 20.10.2005                   |
|                                     | <b>WARD:</b> Ouseburn                            |

**APPLICANT:** Harrogate Borough Council

**AGENT:**

**PROPOSAL:** Formation of 6 car parking spaces.

**LOCATION:** Land To The West Of 5 Ainsty View Whixley York North Yorkshire

## REPORT

### SITE AND PROPOSAL

The site comprises a roughly rectangular area of land which lies adjacent to the bungalows at 5 and 6 Ainsty View a small residential estate within Whixley. The area of land is flat with a 1m post and rail fence around the site. The site is currently a grassed area of land which has an amenity value for the area. There are existing shrubs along the eastern boundary of the site.

The proposal is to provide 6 car parking spaces for use by local residents and visitors. The area will be surfaced with tarmac and the car parking spaces will be marked out. A 1m fence will be provided around the site and will form a boundary for the car parking area the adjacent gardens. A similar area of car parking has been provided at the opposite end of Ainsty View adjacent to Nos8 and 9.

### MAIN ISSUES

Impact on residential/visual amenity and loss of open space/garden area.

### RELEVANT SITE HISTORY

A similar car parking area exists adjacent to 8 and 9 Ainsty view but the planning records have not revealed a planning permission for this site.

## CONSULTATIONS/NOTIFICATIONS

**Parish Council**

Whixley

**Highway Authority**

No objections subject to conditions.

### **Estates Manager**

No comments received

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 30.09.2005

**PRESS NOTICE EXPIRY:** 30.09.2005

### REPRESENTATIONS

**WHIXLEY PARISH COUNCIL** - No objections.

**OTHER REPRESENTATIONS** - Letter dated 30 August 2005 from W Young 26 Ainsty View commenting as follows: This proposed car park offers no sensible solution, any off-road parking will only alleviate and not solve the problem. Car park would be situated on a corner on a hill. Ainsty View is not very wide and the car park would be situated on a busy corner and users would have to back onto the oncoming traffic and the movement of vehicles would be a bigger problem. The weather is a problem. No lighting on this area. Already have a car park that is not fully used. The proposed car park would be situated opposite my home. At present this land is a well-maintained lawn/garden area that is enjoyed by all and not a piece of waste land. If the car park is built this would be the last piece of green land to be enjoyed by residents. An additional car park would only exacerbate an access problem. Further letter date 21 September 2005 from W Young restating the above comments.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - Residents at 26, 27 and 28 notified of the application on the 22 August 2005.

### RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

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

LPR01 Harrogate District Local Plan (2001, as altered 2004) Policy R1: Existing Recreation Open Space

LPHD12 Harrogate District Local Plan (2001, as altered 2004) Policy HD12: Amenity Open Space

### **ASSESSMENT OF MAIN ISSUES**

#### **1. IMPACT ON RESIDENTIAL/VISUAL AMENITY AND LOSS OF OPEN**

**SPACE/GARDEN AREA** - It should be noted that two bungalows lie immediately adjacent to the site but there are no windows in the gable ends of the bungalows facing the site.

The plans indicate that the proposed car parking spaces will be located immediately adjacent to the gable end of the bungalows. The proximity of the car parking spaces to the bungalows would be similar to the provision of a driveway to the side of many dwellings. It

is not considered that the proximity of the car parking spaces would have any significant detrimental impact on the living conditions of the residents immediately adjacent to or opposite the site in terms of the manoeuvring of cars in and out of the spaces and the noise that would be generated by the stopping and starting of cars to warrant refusing the application.

It is acknowledge that this grassed area of land currently adds to the visual appearance of the area and the loss of this garden/open space will have some detrimental impact on the visual appearance of the area. There are some existing shrubs along the eastern boundary of the site. At the time of my site visit it was clear that there are difficulties of on-street car parking on the residential estate as the majority of the residents do not have any off-street car parking facilities. The need for additional car parking is a relevant material planning consideration and it is not considered that the loss of the area of open space in this particular instance would be sufficient reason to refuse the application. A condition is recommended regarding the retention of the shrubs and the planting of additional trees/shrubs on the site.

It is therefore considered that the development would not conflict with Policies A1, HD20, HD12 and R1.

**CONCLUSION** - It is recommended that planning permission be granted.

**CASE OFFICER:** Phil Jewkes

#### RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 3 years
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL03 TREES NOT TO BE FELLED
- 5 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 Standard Detail number E6; 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 or proposed highway in accordance with the approved details and/or Standard Detail number and the Specification of the Local Highway Authority.

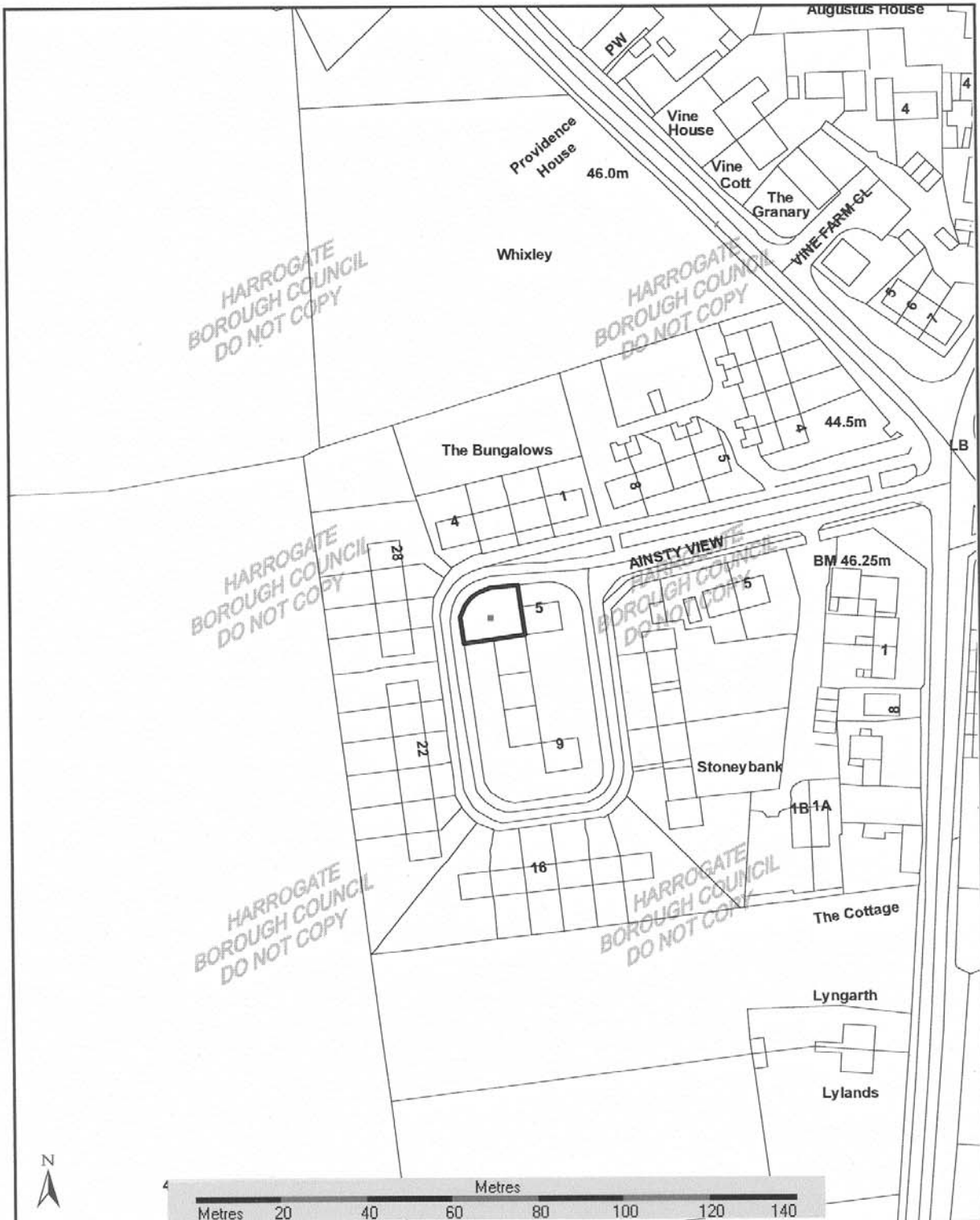
NOTE:

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.

- 6 There shall be no obstruction to visibility greater than 2m in height within 2m of the edge of the carriageway.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC02R COMPLIANCE WITH DRAWINGS
- 4 CL03R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 HW07R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 6 HW28 COMPLETION OF WORKS IN HIGHWAY-COMMENCE



*Harrogate*  
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

## AREA 2 DC COMMITTEE

Item No. **3**

App No./Case No. 05/04202/RG3 6.96.180.RG3

Scale (at A4 size) 1:1250

Site area 0.016ha

Site boundary

Drawn MDTT

Date 11/10/2005

