

HARROGATE BOROUGH COUNCIL

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

DATE: 11 October 2005

PLAN: 09	CASE NUMBER: 05/03373/FUL
APPLICATION NO. 6.121.189.FUL	GRID REF: EAST 434064 NORTH 453704
	DATE MADE VALID: 14.07.2005
	TARGET DATE: 08.09.2005
	WARD: Ribston

APPLICANT: Rudding Park Ltd

AGENT: Carter Jonas

PROPOSAL: Erection of 3 holiday units to replace outbuildings, conversion of outbuildings to form 3 holiday units and installation of package treatment plant.

LOCATION: Ducks Nest Farm Rudding Lane Follifoot Harrogate North Yorkshire

REPORT

SITE AND PROPOSAL

Duck's Nest Farm forms part of the Rudding Park Estate and is located about 600m south-west of the Wetherby Road roundabout on the Harrogate by-pass. Access to the site is gained via a single track road off Rudding Lane. This track passes the farmhouse and a converted barn. This application relates to farm buildings about 100m to south-east of farmhouse, further down this track. The site comprises a range of traditional stone barns on north side of an open yard, with large steel farmed shed on the opposite side. The stone barns comprise a central 2-storey building flanked on either side by single storey barns. A timber shed abuts the barn to the right.

It is proposed to convert the range of traditional barns to form 3 holiday cottages. It is also proposed to demolish the timber shed and the large shed and to erect 3 new cottages on site of the latter. These would be linked to a further new 'spa' building on east side of the yard which would provide a Jacuzzi and sauna facilities for occupants.

The proposed accommodation would complement the existing tourist facilities on the Rudding Park Estate. It is proposed that occupation be restricted to no more than 28 days in one calendar month at a time during the summer, with occupation for up to 4 months over the winter.

The site is within the Green Belt and the Crimple Valley Special Landscape Area.

Further information on the application is included in the agent's letter at **Appendix 1**.

MAIN ISSUES

1. Policy
2. Green Belt
3. Impact on landscape

RELEVANT SITE HISTORY

6.121.99.A.FUL Conversion of existing outbuildings to separate residential unit. Granted 21.07.1987

CONSULTATIONS/NOTIFICATIONS

Parish Council

Follifoot

Highway Authority

Does not wish to impose restrictions on the grant of permission

Environment Agency

No comment

Environmental Health

No objections

Yorkshire Water

No objections.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 19.08.2005

PRESS NOTICE EXPIRY: 19.08.2005

REPRESENTATIONS

FOLLIFOOT WITH PLOMPTON PARISH COUNCIL - No objections

OTHER REPRESENTATIONS - None

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken

RELEVANT PLANNING POLICY

PPS1 Planning Policy Statement 1: Delivering Sustainable Communities

PPG2 Planning Policy Guidance 2: Green Belts

PPS7 Planning Policy Statement 7: Sustainable Development in Rural Areas

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
- LPC16 Harrogate District Local Plan (2001, as altered 2004) Policy C16: The Re-use and Adaptation of Rural Buildings
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- PPG21 Planning Policy Guidance 21: Tourism
- LPC09 Harrogate District Local Plan (2001, as altered 2004) Policy C9: Special Landscape Areas
- LPC14 Harrogate District Local Plan (2001, as altered 2004) Policy C14: Farm Diversification
- LPTR01 Harrogate District Local Plan (2001, as altered 2004) Policy TR1: Visitor Accommodation
- LPC02 Harrogate District Local Plan (2001, as altered 2004) Policy C2: Landscape Character

ASSESSMENT OF MAIN ISSUES

1. POLICY - The site is within the Green Belt, where Local Plan Policies GB2 and GB4 apply. These are considered separately below.

The site is within the Crimple Valley Special Landscape Area as defined under Local Plan Policy C9 (d).

Policy C9 states that the Council will give long term protection to the high quality landscape of such Special Landscape Areas. Within these areas new development which would have an adverse impact on the character of the landscape or the landscape setting of Harrogate, Knaresborough or Ripon will not be permitted. The landscape impact of the proposed development is considered below.

Local Plan Policy TR1 states that proposals for the change of use of existing properties to small hotel, guest houses and B&B accommodation or for the extension and improvement of existing serviced accommodation will be permitted subject to various criteria. Such development should be compatible with its surroundings in terms of siting, scale, activity, design, materials and landscaping, and should comply with other relevant Local Plan Policies.

The justification to Policy TR1 goes on to state that, when providing visitor accommodation, the main emphasis should be placed on the upgrading of facilities and services rather than new build to ensure a full range of accommodation.

PPS7 sets out the Government policies on development in the countryside. The applicant's agent has argued that as the guidance in the new PPS7 is more recent, this should supersede Local Plan Policies. PPS7 does support the re-use of existing buildings in the countryside for economic development purposes. Paragraph 19 of PPS7 also states that the Government is supportive of the replacement of suitably located, existing buildings of permanent design and construction in the countryside for economic development purposes. Such replacement should be favoured where it would result in a more acceptable and sustainable development than might be achieved through conversion, for example, where the replacement building would bring about an improvement in the landscape.

However, paragraph 20 of PPS7 goes on to state that the replacement of non-residential

buildings with residential development in the countryside should be treated as new housing development in accordance with the policies in PPG3. This is the situation which applies in this case, and it is considered that the proposed development does not meet the requirements of paragraph 19 of PPS7.

Notwithstanding the recent advice given in PPS7, there is nothing in it which suggests it should override Government advice in PPG2, which needs to be afforded due weight in this decision. Paragraph 26 of PPS7 states that the policies in PPG2 continue to apply in Green Belts. Similarly, the Local Plan Policies still form the development plan for the area, and any decision needs to be made in accordance with these policies unless material considerations indicate otherwise.

The agent has argued that the development is not for residential use, but it is difficult to see how this argument can be sustained. The proposed holiday cottages would be occupied as residences for up to 4 weeks, and for up to 4 months over winter. The only difference between the proposed cottages and dwellings is the length of occupation.

It is argued that the proposed development is farm diversification that and should be considered under Local Plan Policy C14. However elsewhere it is argued that the development should be considered as part of the broader economic development of the Rudding Park Estate, and that the proposal will dovetail directly into the established business. The proposed development is therefore not considered to be a scheme of farm diversification.

2. GREEN BELT - Local Plan Policy GB2 states that:

'Within the Green Belt, apart from development allowed under Policy GB4 to GB7, planning permission will only be granted for the erection of new buildings, or re development of existing buildings, which are necessary for agriculture and forestry uses or which are essential facilities for any of the following:

A) Outdoor sport and recreation

B) Cemeteries

C) Other uses of land, which preserve the openness of the Green Belt and are compatible with the purposes of including land in the Green Belt.

Proposals for the re-use of buildings within the Green Belt should not have a materially greater impact than the present use on the openness of the Green Belt, nor the purposes of including land in it and will also be assessed against the criteria in Policy C16.'

These policies follow Government advice in PPG2. One of the purposes of the Green Belt around Harrogate and Knaresborough is to prevent the towns from merging and to protect the settings of both towns. PPG2 sets out the main purposes of Green Belts, which require strict control of development, as indicated in Policy GB2. Only new buildings which are essential facilities for the otherwise open land uses listed under A), B) and C) will be allowed.

The applicant's agent has argued that the proposed development can be classed as 'Recreation' for the purposes of PG2. However PPG2 refers specifically to 'essential facilities for outdoor sport and outdoor recreation', and goes on to give examples of such

facilities as small changing rooms, unobtrusive spectator accommodation for outdoor sport or small stables. The provision of holiday cottages cannot be considered to provide for outdoor recreation. Furthermore, the erection of cottages cannot be said to equate with the small buildings quoted in PPG2.

The proposed development does not fall within any of the uses listed under A), B) or C) in Policy GB2. The re-use of buildings in the Green Belt will not generally prejudice the openness of the Green Belt, and the proposed conversion of the existing barns to from 3 holiday units is considered acceptable in this respect. However, the proposed new build element of the development is clearly contrary to advice in PPG2 and Local Plan Policy GB2.

3. IMPACT ON LANDSCAPE - The site is quite well screened from public views and could not be described as being prominent the landscape. It is acknowledged that the removal of the large shed would enhance the landscape. The proposed new buildings have been designed to match the traditional barns on site, but nevertheless represents new development in the open countryside with no justification. The landscape benefit brought about by the removal of the shed is not considered to justify the erection of a substantial amount of new build in the Green Belt, no matter how well designed. The demolition of this shed and the conversion of the existing barns would enhance the landscape and be in accordance with Green Belt policies. However the erection of a significant amount of new build in a Special Landscape Area is considered to be contrary to Local Plan Policy C9.

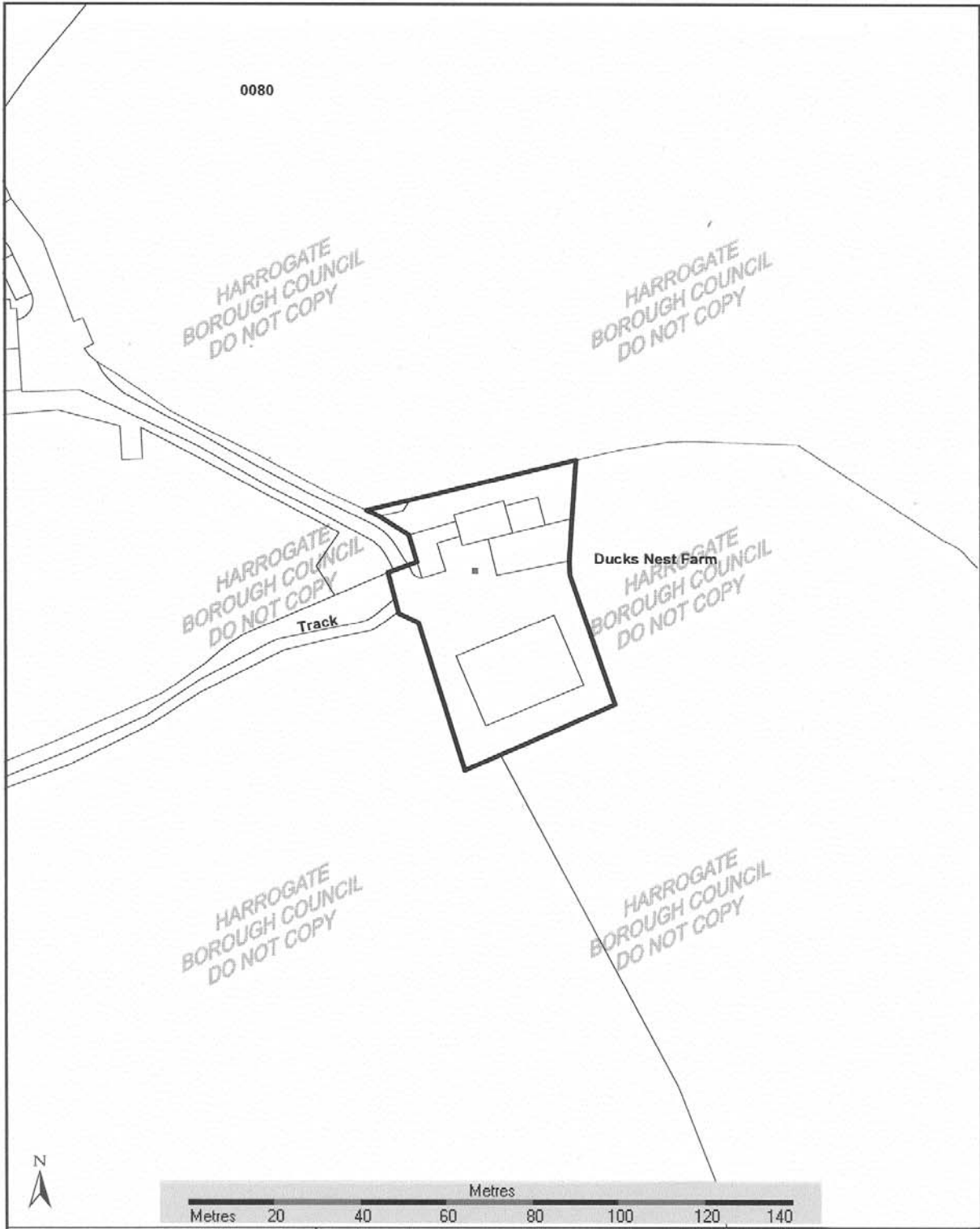
CONCLUSION - The proposed development would seriously harm the openness of the Green Belt, contrary to PPG2 and Local Plan Policy GB2. Notwithstanding the landscape benefit brought about by the demolition of the modern farm sheds, the new building element of the development is considered to be contrary to Local Plan Policy C9.


CASE OFFICER: Mr M Williams

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development represents inappropriate development in the Green Belt, contrary to Government advice in PPG2 and Local Plan Policy GB2.
- 2 The erection of new buildings would harm the character of the Special Landscape Area, contrary to Local Plan Policy C9.



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		Item No. 9		
App No./Case No.		05/03373/FUL 6.121.189.FUL		
Scale (at A4 size)	1:1250	Site area 0.242ha	Site boundary <input type="checkbox"/>	
Drawn	MDTT	Date	11/10/2005	

