

## HARROGATE BOROUGH COUNCIL

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

DATE: 11 October 2005

<b>PLAN:</b> 10	<b>CASE NUMBER:</b> 05/01966/FULMAJ
	<b>GRID REF: EAST</b> 434969 <b>NORTH</b> 457176
<b>APPLICATION NO.</b> 6.100.2449.FULMAJ	<b>DATE MADE VALID:</b> 16.05.2005
	<b>TARGET DATE:</b> 15.08.2005
	<b>WARD:</b> Knaresborough East

**APPLICANT:** Samuel Smith Brewery (Tadcaster)

**AGENT:** Richard J Eves Associates

**PROPOSAL:** Erection of 9 dwellings to replace existing garages and storage buildings (site area 0.074ha).

**LOCATION:** Meadley Square Whiteleys Yard Knaresborough North Yorkshire

## REPORT

### SITE AND PROPOSAL

Meadley Square is located to the rear of shops fronting Knaresborough High Street. The site is currently occupied by lock-up garages. Access is gained via an arched alleyway between Nos 80 & 82 High Street. Vehicular access is also available from the south along Savage Yard, though this is gated at the bottom end to restrict traffic to local residents and refuse lorries only.

The site is within the Conservation Area.

It is proposed to demolish the garages and erect 9 residential units on site, in the form of 4 houses and 5 flats. There would be four 2-bedroomed houses, two on either side of the yard. A 3-storey building running along Whiteley Yard would accommodate 5 units; two 2-bedroomed flats and three 1-bedroomed flats. The buildings would be stone with slate roofs.

### MAIN ISSUES

1. Policy
2. Impact on Conservation Area
3. Highway Issues
4. Residential Amenity
5. Archaeology
6. Public Open Space

### RELEVANT SITE HISTORY

None.

## **CONSULTATIONS/NOTIFICATIONS**

**Parish Council**  
Knaresborough

**Knaresborough Civic Society**

No comments received

**DCS - Open Space**

revised commuted sum to be reported at the meeting

**Housing Department**

No comments received as scheme now for 9 units

**Environmental Health**

Recommends condition re acoustic and odour survey

**Heritage Unit of NYCC**

see Appendix 1

**H.B.C Land Drainage**

No comments

**Chief Engineer (H and T)**

see assessment of issues

**Yorkshire Water**

Recommends conditions re foul and surface water drainage

### APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 01.07.2005

**PRESS NOTICE EXPIRY:** 24.06.2005

### REPRESENTATIONS

**KNARESBOROUGH TOWN COUNCIL** - No objection

**OTHER REPRESENTATIONS** - None

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken.

Letters of objection received from occupants of Nos 1 & 3 Old Flax Mill. Grounds of objection:

- loss of light
- overbearing

- loss of bin store

## RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- PPG3 Planning Policy Guidance 3: Housing
- PPG15 Planning Policy Guidance 15: Planning and the Historic Environment
- 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
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPHD03 Harrogate District Local Plan (2001, as altered 2004) Policy HD3: Control of development in Conservation Areas
- LPHD20 Harrogate District Local Plan (2001, as altered 2004) Policy HD20: Design of New Development and Redevelopment
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPHD05 Harrogate District Local Plan (2001, as altered 2004) Policy HD5: Archaeological Investigation
- LPHD11 Harrogate District Local Plan (2001, as altered 2004) Policy HD11: Townscape and Environmental Improvement
- PPG16 Planning Policy Guidance 16: Archaeology and Planning
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

## ASSESSMENT OF MAIN ISSUES

**1. POLICY** - The site is within the development limit of Knaresborough so there is no objection in principle to residential development here. The development is below the thresholds at which the Council would require an element of affordable housing under Local Plan Policy H5. The development is on previously developed land and so complies with Policy HX.

The site is within the Conservation Area, where Local Plan Policy HD3 states that development which has an adverse effect on the character or appearance of the Conservation Area will not be permitted. This issue is considered below.

The site is identified under Local Plan Policy HD11 (p) as a townscape and environmental improvement area. Within such areas priority will be given to the visual improvement through refurbishment or redevelopment or environmental works as appropriate.

**2. IMPACT ON CONSERVATION AREA** - The site is currently occupied by two rows of garages. These have asbestos cement roofs and have become rather neglected over the years such that their appearance detracts from the character and appearance of the Conservation Area. There is therefore no objection to the demolition of these garages. The proposed development would also involve the demolition of a derelict stone building immediately to the rear of the units on the High Street. This is a dangerous building and there is no objection to its demolition as part of this redevelopment. A separate application for Conservation Area consent will be submitted for the demolition of this building.

The proposed development comprises 2 and 3-storey stone buildings with a traditional appearance in keeping with the nearest building at Flax Mill. The building would be arranged around a central yard. The scale and design of the proposed units is considered appropriate, and is considered to enhance the character and appearance of this part of the Conservation Area.

**3.HIGHWAY ISSUES** - The proposal includes one car parking space per unit which is considered to be acceptable for a town centre development of one and 2-bedroomed units.

Amended plans show two passing places on Whiteley Yard. This will enable cars exiting the site to wait for vehicles entering the archway. While the Highway Engineer is satisfied with this arrangement, concerns remain about the proposed levels on entering the site, especially outside Unit 5. The further views of the Highway Engineer will be reported at the meeting.

**4. RESIDENTIAL AMENITY** - The only residential neighbours are those occupying the 3 flats in the converted mill building at Flax Mill, adjacent to the site. The main objections of these residents related to the relationship of the two houses (Units 1 & 2) to the flats. Amended plans show that these houses have been pulled back so that the full width of the houses would be about 2.5m away from the east wall of the Mill. The recessed element of the houses would have a reduced roof height so that it did not interfere directly with existing windows in the east elevation of the Mill. The neighbours have been notified of these latest amendments, and any further responses will be available at the meeting. However, it is considered that the amended plans show that the proposed development would not harm the amenities of neighbours through overbearing or loss of light, particularly since the two windows nearest the proposed development are obscure glazed bathroom windows.

**5. ARCHAEOLOGY** - The site lies within the historic core of Knaresborough, and the County Archaeologist has recommended that an archaeological evaluation of the site be carried out in advance of a decision being taken here (**Appendix 1**). The applicant has commissioned such an evaluation, but this will not be complete before the meeting. It is therefore recommended that determination of this application be delegated to the Head of Planning Services pending the outcome of this evaluation.

**6.PUBLIC OPEN SPACE** - The commuted sum for has been calculated as £5426. This would be allocated to play areas and facilities at Knaresborough House and Knaresborough Castle.

**CONCLUSION** - The proposed development would result in a significant enhancement of area of the Conservation Area which is recognised as being in need of improvement in the Local Plan. It would provide small scale housing in a sustainable town centre location. Subject to the outcome of the archaeological investigation, the proposed development is recommended for approval.

**CASE OFFICER:** Mr M Williams

RECOMMENDATION

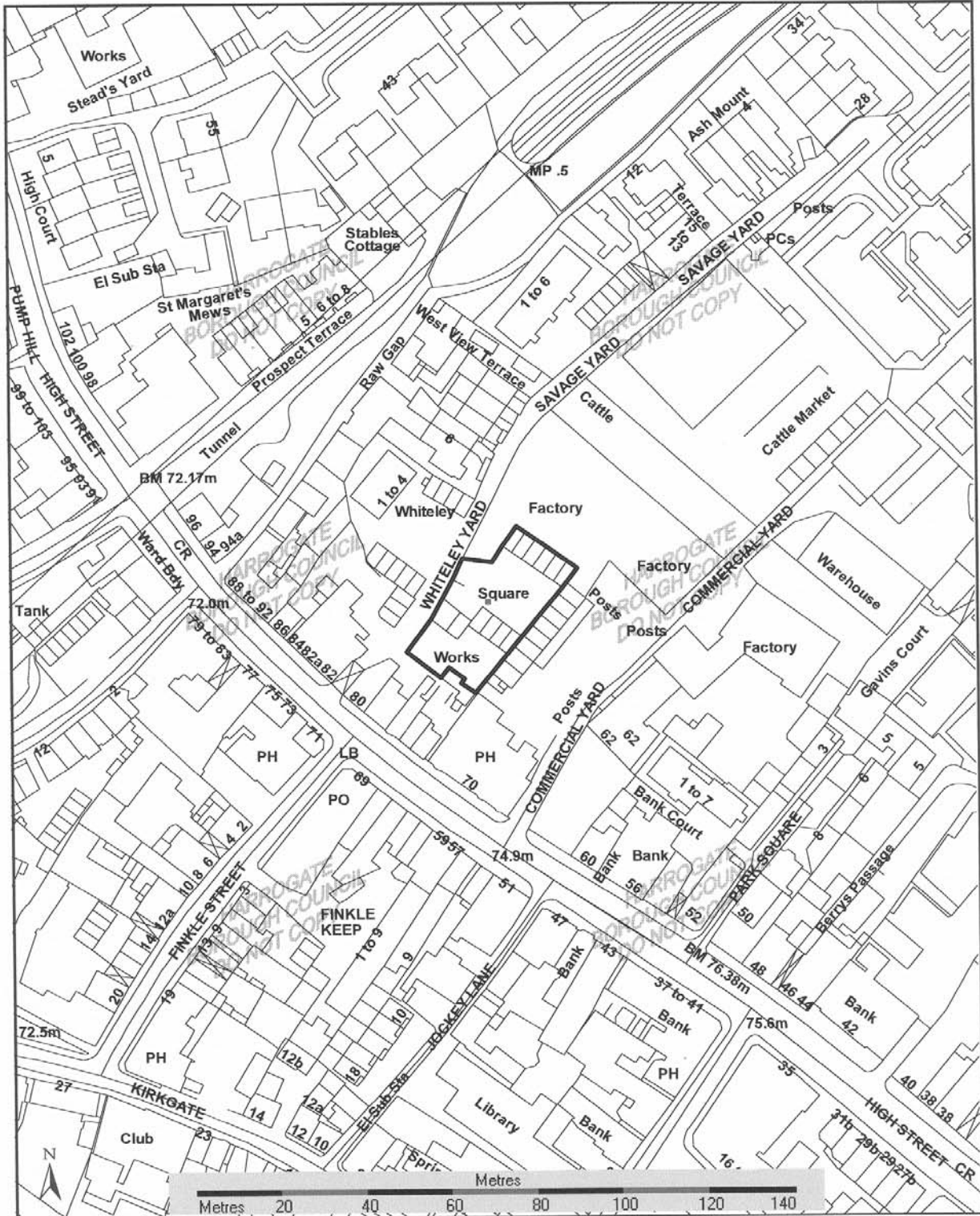
That the application be DEFERRED and the HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary.

REASON FOR DEFERRAL:

- 0 a) to allow for a scheme of archaeological investigation to be carried out
- b) to allow for the return of a signed unilateral s106 agreement in respect of a commuted sum for the provision of off-site Public Open Space
- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 26 September 2005
- 3 Prior to development, acoustic and odour surveys shall be carried out by suitably competent consultants to ensure that the existing noise and odour environment will not cause a nuisance to occupants of the proposed residential premises. The reports will be required to quantify the accumulative nature of the number of sources of both noise and odour and predict the impact likely inside the residential premises together with an assessment of any remedial / attenuation works which will be required to address these impacts. Confirmation of the undertaking of the surveys and works undertaken if necessary to be submitted to the Local Planning Authority prior to occupation of the residential premises. Any works implemented shall thereafter be retained for the life of the development.
- 4 CB11 SEPARATE SYSTEM FOUL AND SURFACE WATER
- 5 CB15 APPROVAL OF DISPOSAL OF FOUL AND S W
- 6 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
- 7 CD04Y SAMPLE STONEWORK PANEL
- 8 CD13 WINDOW FRAME MATERIALS ... timber
- 9 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS
- 10 CD05 REVEALS: MM ... 75
- 11 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 12 CA03X LEVELS TO BE APPROVED

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 In the interests of the residential amenity of future occupants
- 4 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 5 CB15R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 6 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 7 CD04YR CONFORM TO REQUIREMENTS OF LOCALITY
- 8 CD13R VISUAL AMENITY
- 9 CI02YR PROTECT VISUAL AMENITY
- 10 CD05R VISUAL AMENITY
- 11 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 12 CA03XR ENSURE AMENITY AND ACCESS REQUIREMENTS



*Harrogate*  
BOROUGH COUNCIL

**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. 05/01966/FULMAJ 6.100.2449.FULMAJ

Scale (at A4 size) 1:1250 Site area 0.074ha Site boundary

Drawn MDTT Date 11/10/2005

