
14/05 (01)

CASE NUMBER: 05/06329/OUTMAJ
GRID REF: EAST 437243 NORTH 475376

APPLICATION NO.: 6.22.48.D.OUTMAJ

LOCATION:

Land To The Rear Of The Lamb Inn Rainton York North Yorkshire

PROPOSAL:

Outline application for the erection of 13 dwellings to include 8 units for affordable housing with siting and access considered (site area 0.37ha) (revised scheme).

APPLICANT: Mr M Shillito And Mr D Wood

REFUSED. Reason(s) for refusal:-

- 1 The proposed development of this site would in the absence of any special justification to warrant approval of the scheme, represent backland development located outside the main built up confines of the village to the detriment of the form and character of the settlement. The scheme would as a consequence be contrary to the provisions of Harrogate District Local Plan Policy H6 and North Yorkshire County Structure Plan Policy H4.
- 2 The proposed development would represent the loss of an existing employment generating site contrary to Harrogate District Local Plan Policy E2.
- 3 The proposed greenfield housing development is contrary to Harrogate District Local Plan Policy HX to manage housing site release and minimise the level of overprovision. Sufficient sites have been granted planning permission to meet the housing requirement set out in Policy H1 of the County Structure Plan and Harrogate District Local Plan. To grant planning permission for additional sites would be contrary to the PPG3, and Policy HX to 'plan monitor and manage ' approach to the release of housing land and the strategy of the Structure Plan and Local Plan to restrain housing growth in the District. It is also therefore contrary to Policy H6 of the Harrogate District Local Plan.

(Mrs Scott attended the meeting and spoke to the item as a supporter on behalf of Rainton-with-Newby Parish Council under the Council's Opportunity to Speak Scheme).

(Mr Rollinson attended the meeting and spoke to the item as the applicant's agent under the Council's Opportunity to Speak Scheme).

(Councillor Galloway declared a personal interest in this item on the basis that he had personal and business activities with Housing Associations, but on the basis that the

interest was not prejudicial, he remained in the meeting and took part in the debate and voted thereon).

(Twelve Members voted for the motion and three voted against).