

**DISTRICT DEVELOPMENT SUB-COMMITTEE
HELD ON 23 FEBRUARY 2006
(FROM 5.30 PM TO 7.10 PM)**

PRESENT: Councillor Harrison in the Chair. Councillors Anthony Alton, Mrs Atkinson, Broadbank, Clark, de Courcey-Bayley, Galloway, Grange, Hoult, Dr Rothwell, Simms, J Smith, Webber, Wilson and Wren.

10/05 - **APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES:** There were no apologies for absence. Notification had been received that Councillor Mrs Atkinson was to act as substitute for Councillor Nash, Councillor Simms for Councillor Brown, Councillor J Smith for Councillor Heather Adderley, and Councillor Wren for Councillor Hawkins.

11/05 - **DECLARATIONS OF INTEREST:** Declarations of interest were made as detailed in Minute 14/05.

12/05 - **MINUTES:** The Minutes of the meeting of the Sub-Committee held on 26 January 2006 were approved as a correct record and signed by the Chair.

(Nine Members voted for the motion and there were six abstentions).

13/05 - **EXEMPT INFORMATION:** There were no exempt information items.

MATTERS WHICH THE SUB-COMMITTEE DEALT WITH UNDER DELEGATED POWERS

14/05 (01) - **PLANNING APPLICATIONS REFERRED TO SUB-COMMITTEE FOR DETERMINATION:** The Sub-Committee considered an application made by Mr M Shillito and Mr D Wood for outline application for the erection of 13 dwellings to include 8 units for affordable housing with siting and access considered (site area 0.37 ha) (revised scheme) at Land to the Rear of The Lamb Inn, Rainton, which had been referred up from the Planning Committee at its meeting held on 14 February 2006. The Sub-Committee made the decision indicated viz.

(D)

14/05 (02) - The Sub-Committee also considered an application made by Millstones Restaurant for the erection of an 18 bedroom annex with caretaker's flat, associated landscaping and woodland planting, provision of additional parking spaces and new lighting scheme to the buildings and surrounding areas (site area 1.049ha) at Millstones Restaurant, Skipton Road, Felliscliffe, Harrogate, HG3 2LT, which had been referred up from the Planning Committee at its meeting held on 14 February 2006. The Sub-Committee made the decision indicated viz.

(D)

DISTRICT DEVELOPMENT SUB-COMMITTEE

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).

DISTRICT DEVELOPMENT SUB-COMMITTEE

14/05 (02)

CASE NUMBER: 05/06048/FULMAJ
GRID REF: EAST 422220 NORTH 456170

APPLICATION NO.: 6.99.35.J.FULMAJ

LOCATION:

Millstones Restaurant Skipton Road Felliscliffe Harrogate North Yorkshire HG3 2LT

PROPOSAL:

Erection of an 18 bedroom annex with caretakers flat, associated landscaping and woodland planting, provision of additional parking spaces and new lighting scheme to the buildings and surrounding areas. (Site area 1.049ha)

APPLICANT: Millstones Restaurant

REFUSED. Reason(s) for refusal:-

- 1 The proposal does not provide the sequential test required by PPS6 in relation to such uses, and no exceptional circumstances have been advanced to justify the building of a new hotel in the open countryside and the proposal therefore conflicts with the provisions of Criterion B of Policy C1 and the requirement of Policy TR2 of the adopted Harrogate District Local Plan.
- 2 The proposal introduces a new dwelling unit into the countryside and there are no special circumstances to warrant such a development which is therefore contrary to the provisions of Criterion B of Policy C1 and Policy H7 of the adopted Harrogate District Local Plan.
- 3 The proposal will introduce an imposing and prominent building into an open and undeveloped area of countryside with the Nidderdale Area of Outstanding Natural Beauty that will be harmful to the landscape character of the locality. The proposal is therefore contrary to the provision of Criterion A of Policy C1; Criterion D of Policy A1 and Criterion A of Policy TR2 of the adopted Harrogate District Local Plan.

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

(Mr Ashby attended the meeting to answer questions only as the applicant, under the Council's Opportunity to Speak Scheme).

(Councillor Mrs Atkinson declared a personal interest in this item on the basis that the architect was known to her, but on the basis that the interest was not prejudicial, she remained in the meeting and took part in the debate and voted thereon).

(Councillor Grange declared a personal interest in this item on the basis that the architect was known to him and also because he had attended various social events at

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the premises, but on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and voted thereon).

(Councillor Wilson declared a personal interest in this item on the basis that the applicant's agent was personally known to him, but on the basis that the interest was not prejudicial, he remained in the meeting and took part in the debate and voted thereon).

(Eight Members voted for the motion and seven voted against).