

06/07 - **PLANNING APPLICATION REFERRED TO SUB-COMMITTEE FOR DETERMINATION:** (Councillor Harrison declared a prejudicial interest in the item and left the meeting during its consideration).

It was moved and seconded that Councillor Jean Butterfield be elected Chair for the item. (Four Members voted for the motion and there were five abstentions)

Councillor Jean Butterfield in Chair.

The Sub-Committee considered an application made by Mr J Blakey for the erection of one detached agricultural workers dwelling, detached double garage and installation of new package treatment plant (Revised Scheme) (Site Area 0.4ha), application number 6.82.38.B.FUL, which had been referred up from the Planning Committee at its meeting held on 24 April 2007. The Sub-Committee made the decision indicated viz.

(D)

APPLICATION NO.: 6.82.38.B.FUL

LOCATION:

Land At Grid Reference 430327 460310 Town Street Nidd North Yorkshire

PROPOSAL:

Erection of 1 detached agricultural workers dwelling, detached double garage and installation of new package treatment plant (Revised Scheme) (Site Area 0.4ha).

APPLICANT: Mr J Blakey

REFUSED. Reason(s) for refusal:-

- 1 Taking into account national planning policy guidance contained in PPS7 Sustainable Development in Rural Areas, which requires that agricultural dwellings should be of a size commensurate with the established functional requirement of the farm enterprise, it is considered that the proposed agricultural worker's dwelling is unusually large and of size which is significantly larger than, and therefore not commensurate with, the functional needs of the holding and, because of the limited interest of the applicant, is unlikely to be sustainable for a reasonable period of time. Thus the development would constitute inappropriate sporadic development in the countryside and, in addition, the proposed dwelling together with the area of proposed curtilage is considered excessive and would be harmful to the character of the area. Consequently the development would be contrary to planning policy guidance contained in PPS7 Sustainable Development in Rural Areas, North Yorkshire Structure Plan Policy H5 and Harrogate District Local Plan Policies C2, C11, C15, HD20, A1, H7 and H18.
- 2 The Local Planning Authority are not satisfied that there is an over-riding need for a new dwelling in the countryside because, during the period of time which the applicants have been submitting planning applications seeking planning permission for an agricultural worker's dwelling on the land at Nidd, other suitable accommodation from time to time has become available for sale or for rent in the area which would have been no less convenient for the proper functional needs of the holding and consequently the development would be contrary to national planning policy guidance contained in PPS7 Sustainable Development in Rural Areas and District Local Plan Policy H7.

(Councillor Harrison declared a prejudicial interest in the item and left the meeting during its consideration)

(Councillor Jean Butterfield Chair for this item)

(Councillor Harrison spoke to the item as Ward Member)

(Councillor Richardson (Parish Council) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Linda Potter (Objector) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Mr Windle (Agent) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(Unanimous Decision)