

APPLICATION NO.: 6.147.103.F.OUT

LOCATION:

Long Spinney Crag Lane Huby Leeds North Yorkshire LS17 0EJ

PROPOSAL:

Outline application for the erection of 1 no detached dwelling with siting and access considered. (site area 0.071 ha)

APPLICANT: Mr L Kirwin

REFUSED. Reason(s) for refusal:-

- 1 The site lies within a washed over village within the Green Belt, and the proposal does not constitute infill development, and therefore the proposal is contrary to Policy GB5 of the adopted Harrogate District Local Plan (as amended 2004) and the advice set out in PPG2.
- 2 The proposal represents tandem development, and it is considered that both the use of the driveway adjacent to Long Spinney by traffic generated by the new dwelling, and the siting of the new dwelling, would be detrimental to the residential amenity of the occupants of Long Spinney, due to noise and disturbance, and potential for mutual overlooking, contrary to Policies A1, H6 and HD20 of the adopted Harrogate District Local Plan (as amended 2004).
- 3 The Planning Authority considers that clear visibility of 90m cannot be achieved along the public highway in a north westerly direction from a point 2m from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety, contrary to Policy A1 of the adopted Harrogate District Local Plan (as amended 2004).

(Mrs K Baylis (objector) attended the meeting and spoke to the item under the Council's Opportunity to Speak Scheme).

(UNANIMOUS DECISION)