

## HARROGATE BOROUGH COUNCIL

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

DATE: 21 June 2005

<b>PLAN:</b> 13	<b>CASE NUMBER:</b>	05/01738/OUTMAJ
<b>APPLICATION NO.</b> 6.100.819.A.OUTMAJ	<b>GRID REF: EAST</b>	435816 <b>NORTH</b> 457349
21.04.2005	<b>DATE MADE VALID:</b>	
	<b>TARGET DATE:</b>	21.07.2005
	<b>WARD:</b>	Knaresborough East

**APPLICANT:** Yorkshire Housing

**AGENT:** Smith Smalley Architects

**PROPOSAL:** Outline application for the erection of 23 dwellings with siting and access considered (site area 0.402).(Revised scheme)

**LOCATION:** 1 Chain Lane Knaresborough North Yorkshire HG5 0DH

#### REPORT

##### SITE AND PROPOSAL

This is an outline application for 23 affordable dwellings on land at Chain Lane, Knaresborough.

The application site extends to 0.4 ha which has a single dwelling in the middle of the plot and a small single storey outbuilding in the north west corner immediately adjacent to Chain Lane.

The playing field to the Forest School lies to the east of the site. There is a single detached property in a large plot to the north of the site and residential development (The Spinney and properties fronting Chain Lane) to the south of the site.

The site is considered to be a previously developed site.

The submitted scheme which has been amended seeks approval of the provision of 23 affordable dwellings. Details show the siting and means of access. The Chain Lane frontage would have a pair of semi-detached dwellings, a terrace of four and a terrace of three. To the rear of the site would be a terrace of four dwellings and a block of 10 flats located in the north east corner of the site.

##### MAIN ISSUES

1. Land Use/Principle
2. Highway Matters

## **RELEVANT SITE HISTORY**

6.100.81.OA - Residential development: Refused 29.05.1980.

## **CONSULTATIONS/NOTIFICATIONS**

### **Parish Council**

Knarborough

### **Chief Engineer (H and T)**

Ongoing discussions on details. Members will be updated at the meeting.

### **Housing Department**

100% affordable housing is acceptable.

### **Yorkshire Water**

Views awaited

### **H.B.C Land Drainage**

No comments

### **Environmental Health**

No objections

### **Claro Internal Drainage Board**

Advises that connection to surface water sewer should be acceptable.

## **APPLICATION PUBLICITY**

**SITE NOTICE EXPIRY:** 03.06.2005

**PRESS NOTICE EXPIRY:** 17.06.2005

## **REPRESENTATIONS**

KNARESBOROUGH TOWN COUNCIL - Supports in principle the use of this site for 100% affordable housing.

OTHER REPRESENTATIONS - At the time of writing this report 7 letters of objection had been received from local residents expressing concern about:-

- \* Traffic generation/highway and pedestrian safety
- \* Need for traffic calming
- \* Density
- \* Visual Impact
- \* Height of flats (3 storey)
- \* Loss of trees.

The amended plans have been subject to readvertising. Any additional comments will be reported at the meeting.

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken.

#### RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- PPG3 Planning Policy Guidance 3: Housing
- LPH06 Harrogate District Local Plan (2001, as altered 2004) Policy H6: Housing developments in the main settlements and villages
- LPH05 Harrogate District Local Plan (2001, as altered 2004) Policy H5: Affordable Housing
- LPHX Harrogate District Local Plan (2001, as altered 2004) Policy HX: Managed Housing Site Release
- LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
- LPR04 Harrogate District Local Plan (2001, as altered 2004) Policy R4: Open Space Requirements for New Residential Development

#### ASSESSMENT OF MAIN ISSUES

1. LAND USE/PRINCIPLE - The application falls to be considered principally against the housing policies in the local plan.

The application site lies within the development limit of Knaresborough and therefore complies with criterion A of Policy H6.

The density of the development at 57 dwellings per hectare is at the upper end of the scale advised by PPG3. However, this density is a function of providing modest two bedroomed flats (10 in total) and is therefore not inappropriate in this location backing on to the school playing fields (criterion i).

The scheme has been amended and now provides for properties which face Chain Lane. The flats have been relocated to avoid affecting the amenities of the adjacent dwelling and provides an acceptable level of amenity for future occupiers (based on the submitted details and subject to the consideration of reserved matters) (criterion ii & iii).

Although the existing dwelling has 0.4 ha of open space around it, on balance it is not considered that this has wider amenity value (criterion iv).

This application would not prejudice the overall housing strategy (especially the managed housing release, Policy HX) since this provides substantial planning benefits in the form of 100% affordable housing and complies with Policy H5.

Policy R4 applies but, as this is an outline application, can be satisfied by the imposition of a condition.

Overall this accords with the policies in the local plan and there is no objection in principle to this proposal (notwithstanding the refusal 25 years ago).

2. HIGHWAY ISSUES - Residents have raised concerns about traffic and pedestrian safety. The applicants are in continuing discussions with the Chief Engineer on matter of detail and Members will be updated at the meeting.

**CONCLUSION** - This proposal will clearly, not meet all of the affordable housing requirements for Knaresborough but will assist in the delivery of much needed affordable housing.

The long term provision will need to be controlled by a Section 106 Agreement.

There are no objection in principle to this scheme, subject to the resolution of highway matters and the completion of a legal agreement to secure the provision of the affordable housing.

**CASE OFFICER:** Mr R N Watson

#### RECOMMENDATION

That the application be DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- 0 To secure the long term provision of affordable housing through a Registered Social Landlord.

#### PROPOSED CONDITIONS:

- 1 CA06 OUTLINE/RESERVED MATTERS
- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-
  - I. The landscaping of the site.
  - II. The means of sewage and surface water disposal.

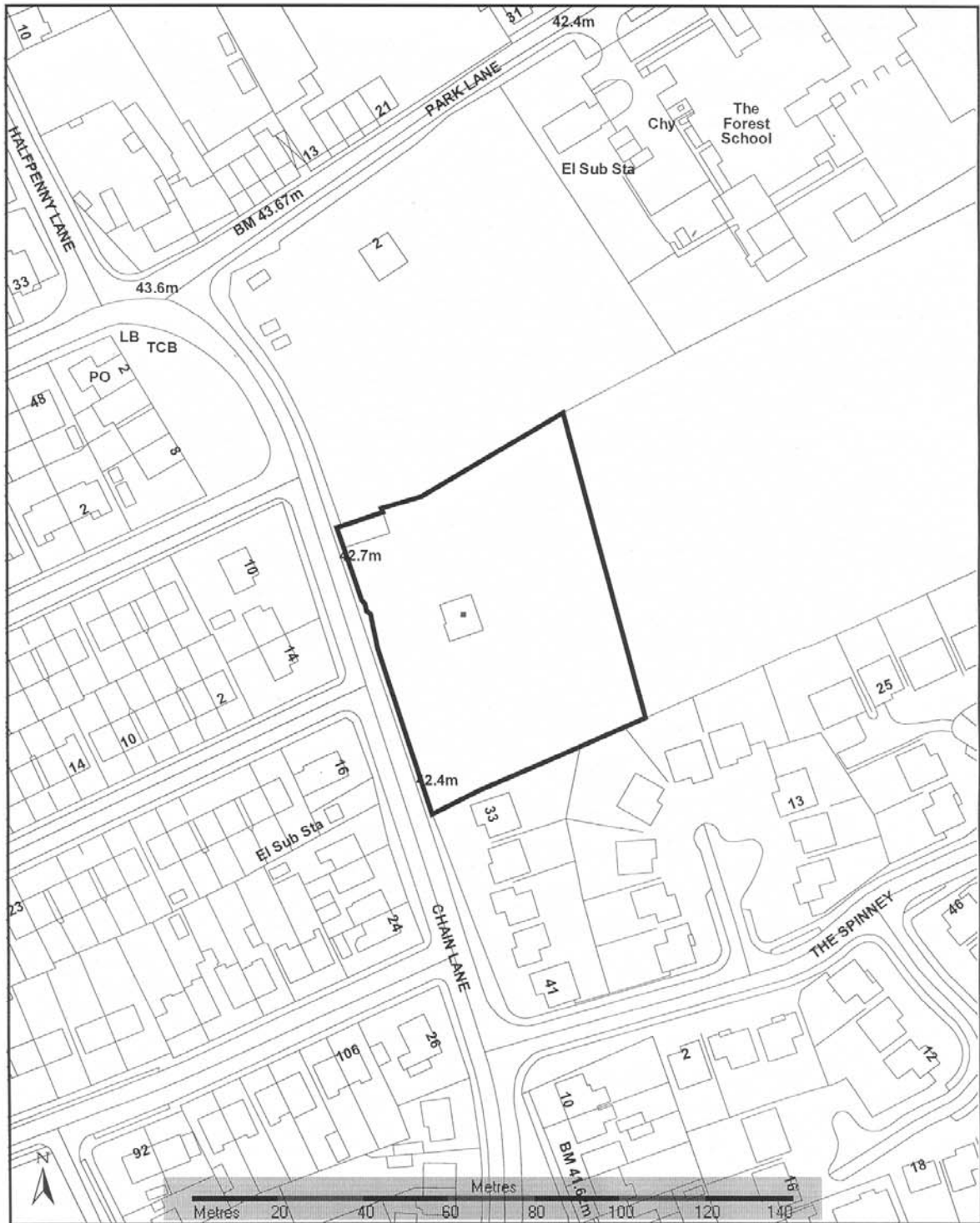
Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

- 3 CL12 OPEN SPACE TO BE PROVIDED - POLICY R4
- 4 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 18.05.2005 and .....
- 5 Possible highway conditions

#### Reasons for Conditions:-

- 1 CA06R TO COMPLY WITH SECTIONS 91-94
- 2 CA01R SAFEGUARD RIGHTS OF CONTROL
- 3 CL12R COMPLIANCE WITH R4 - OPEN SPACE POLICY
- 4 CC01R ACCORDANCE WITH DRAWINGS





*Harrogate*  
BOROUGH COUNCIL

Department of Development Services

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Harrogate Borough Council 1000 19628 2005.

## AREA 2 DC COMMITTEE

Item No. 13

App No./Case No. 6.100.819.A.OUTMAJ 05/01738/OUTMAJ

Scale (at A4 size) 1:1250 Site area 0.402 ha Site boundary

Drawn MDTT Date 21/06/2005