**Planning Discussion Monday 4 April 2022 (12:00 noon)**

Cllrs and Staff present: C Willoughby, A Willoughby, A Wright, A Bell,

 M Richards, A Pulman

Apologies: E Darling and P Ireland

Declared Interests: Councillor Wright – Item 22/00882/FUL – is a friend of the applicant and the architect

**Applications considered:**

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|  | Ref No: | Details of Application: | Comments |
| 1 | [**22/00451/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6SIOMHYLSY00) | Change of use from of former girls’ school to (F1(c) museum including new entrance with disabled access lift & raised platform and access ramp. Castle Yard, Former Girls School, Castlegate to Castle, HG5 8AS.  | No objection |
| 2 | [**22/00452/LB**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6SIOMHYLSZ00) | Listed building consent for change of use of former girls’ school to (F1(c) museum with external alteration including new entrance with disabled access lift & raised platform and access ramp and internal alterations including removal and insertion of walls. Castle Yard, Former Girls School, Castlegate to Castle, HG5 8AS | No objection |
| 3 | [**22/00487/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6ZXC2HYLUS00) | Conversion of coach house from office (Use Class E) to dwelling (Use Class C3). Coach House Rear of 42 High Street, HG5 0EQ.  | No objection |
| 4 | [**22/00488/LB**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6ZXC3HYLUT00) | Listed building application for conversion of coach house from office (Use Class E) to dwelling (Use Class C3).  | No objection |
| 5 | [**22/00894/TPO**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R84O2ZHYM9R00) | Felling of 1 Pine (T1) due to needle blight, within 95/00004/TPORDR, T8 scpine. Sylvan House, Tentergate Lane, HG5 9BH.  | Object as work is not necessary |
| 6 | [**22/00840/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R80YOKHYM7B00) | Single storey side extension. 15 Blackthorn Avenue, HG5 0UN. | No objection |
| 7 | [**22/00951/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8DV78HY0I300) | Erection of single storey rear extension and alteration to existing single storey rear extension. 8 Appleby Court, HG5 9LU. | No objection |
| 8 | [**22/00882/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R84O0LHYM9300) | Erection of single storey extension. Thornfield, Bond End, HG5 9AP. | No objection |
| 9 | [**22/00843/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R80ZY5HY0GA00) | Replacement single storey rear extension. First floor side extension. 42 Aspin Drive, HG5 8HQ. | No objection |
| 10 | [**22/00952/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8DWMBHY0I300) | Demolition of detached outbuilding, erection of single storey residential annexe and alterations to fenestration. 17 Whincup Avenue, HG5 0JH. | No objection |
| 11 | [**22/00834/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R80YN7HYM6Z00) | External alteration and proposed opening hours to facilitate reoccupation as a gym (06:00 to 23:00 Monday to Sunday). Lidl, York Road, HG5 0SP. | KTC neither objects nor supports this application but is concerned re the opening hours and disturbance of neighbours from the noise both inside and outside the gym . |
| 12 | [**22/00645/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7FZCSHY0EK00) | Erection of stable and provision of hardstanding (part retrospective). Land Adjoining Three Gate Farm, Cass Lane, HG5 8JZ.  | Object as this development would extend the cluster of buildings further into open countryside. This is in statutory green belt and would be detrimental to the openness of the green belt. |
| 13 | [**22/01001/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8HMNJHYME800) | Demolition of existing single storey flat roof side extension. Erection of new single storey pitched roof side extension with extended rear facing dormer, front extension and alternations to fenestrations. 1 York Close, HG5 0AN. | No objection |
| 14 | [**22/01181/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R8YAOLHYMKR00) | Single storey side garage extension, falling away to 2 storey to the rear due to the change in land levels. Single storey side extension to the porch. Waters Nook, York Road, HG5 0TT | No objection |
| 15 | [**22/00818/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R7X9C0HYM6L00) | Fenestration alterations and addition of balcony to bedroom on rear elevation. 24 Park Row, HG5 0BJ | No objection |
| 16 | [**22/01214/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R95ODKHY0I300) | Ground floor extension to form ensuite to bedroom with flat roof to form terrace above with balcony. Badger Hill, HG5 8DP | KTC would question whether this building has permission to be used as a residence. KTC objects to this extension as we consider that this building is not suitable for use as a house because it has no amenity space at all. There appears to be nowhere to put a bin out, nowhere to park a car and no bicycle storage. It does not have an address. |
| 17 | [**22/01217/FUL**](https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R95PB9HYMM700) | Erection of 1 no. custom build dwelling with reinstated access. Land comprising tennis court and surrounding area, Abbey Road. | Object – as per below In addition write to the Head of Planning expressing concern at the poor quality of location plans being submitted.  |

Knaresborough Town Council’s reasons for objection.

This proposal is outside of the Development Limit for Knaresborough. Having studied the Inspector’s reason for refusal for a house adjacent to Rock Cottage on Abbey Road we also object to this development as it is within the Knaresborough Conservation Area and would not preserve or enhance the character or appearance of the Conservation Area. We feel it would be harmful to the Conservation Area.

A public bridleway begins at the east corner of the site and links Abbey Road to Aspin Lane, passing along the north eastern boundary of the site.

Abbey Road is a narrow road with no pavements and traffic restricted to Access Only. Development becomes more sporadic to the east and the character is semi-rural. The proposal is within this less-developed rural part of the Conservation Area.

The Knaresborough Conservation Area Character Appraisal (2008) explains that it is the landscape rather than buildings which principally accounts for the inclusion of the Abbey Road area in the Knaresborough Conservation Area. The site’s attractive verdant character and absence of buildings makes a positive contribution to the landscape character of this part of the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Knaresborough Conservation Area. Policy HP2 of the HDLP reflects this legislative duty by requiring that proposals affecting a conservation area protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character of the area. Due to the proximity of the public bridleway, we also refer to Policy HP5 of the HDLP, which seeks to protect the recreational and amenity value of Public Rights of Way.

The house would sit close to Abbey Road, in an elevated position where it would be visible from Abbey Road. There would be loss of vegetation cover, trees and habitat. The amount and visibility of built development on the site would be harmful to the Conservation Area. This would diminish the site’s positive contribution to the distinctive character of the area contrary to HDLP Policy HP2.

Although the new dwelling would add to the supply and choice of housing in the area, these modest public benefits would not outweigh the harm caused. The development would not preserve or enhance the character or appearance of the Knaresborough Conservation Area. The harm would not be outweighed by the public benefits. The proposal would therefore be contrary to HDLP Policy HP2 and the Framework, and would not be sustainable development.

We also feel there are issues regarding traffic, wildlife, flooding, and infrastructure.

**Town and Country Planning Act 1990 – Appeal Under Section 78**

Site: Land Comprising Field At 435840 457998 Water Lane

Proposal: Residential development of 170 dwellings including access, landscaping, play facilities and ancillary development (revised scheme).

Council Ref: 21/00094/NREFPP

Appeal Ref: APP/E2734/W/21/3286643

Deadline: 15 April 2022

KTC’s previous comments to stand (Nov 2020)

Knaresborough Town Council (KTC) neither supports nor objects to this application but would comment as follows:

KTC feels that housing here is inevitable as this land is allocated in the HBC local plan. However, KTC is not happy to see 170 houses and would like to see 148 houses as suggested in the local plan and would also like to see more open spaces.

KTC would like to see a condition that the existing mature hedgerow bordering the site be retained, rather than removed and replanted.

KTC would like to see all accesses in and out of the site made wide enough to be used by pedestrians and cyclists with measures to be put in place to prevent motorbikes using the accesses.

In the application the Access Management Strategy indicates a possibility of enhanced public access to Hay a Park SSSI by creating a Permissive footpath, but we would very much prefer this to be a Public Right of Way Footpath. A permissive path can be removed at any time without notice.

A section 106 Open Space agreement should allocate funding to the Hay a Park SSI to provide facilities such as benches and litter bins.

**Date for Next Meeting:**

Monday 25 April 2022 – 12.00 noon – via Zoom