

Pannal and Burn Bridge Parish Council

PC's response to proposal 18/00912 - Almsford Bank Stables Leeds Road Harrogate HG2 8AA: outline application for the erection of up to 65 dwellings with access considered.

This response is submitted by the Parish Council which has been presented with the opportunity to comment on this application which is outside but adjacent to the Parish boundary.

On 1st March 1983 an application of a single dwelling was refused for a single dwelling (and the subsequent appeal was dismissed on 4th January 1984 on the grounds, broadly summarised as:

- Visual amenity and against the “provisions of the [then] Draft Town Plan and the approved County Structure Plan”.
- Visual intrusion “...in an area which is open and rural in character and which would be clearly visible from an important approach road into the town”.
- Traffic – “detrimental to the road safety of both pedestrian and vehicular users of the Leeds Road”.

The Parish Council believes that these grounds still exist and that current conditions – traffic volumes, intrusion and threats to the SLA and separation between Pannal and Harrogate – all magnify any objections to a proposal for 65 dwelling rather than a single one. Thus these grounds are even more important today than in 1983.

More recently, the Borough Council assessed the site (named H8) in 2016 when looking at sites for allocation in the new plan and ruled it out – the reasons were set out in the Strategic Land Availability Assessment. Counter arguments were submitted by the developers and the Parish Council considers that none carry any weight. The original rejection of site H8 in 2016 is supported the Parish Council in its objection to the current application. For full details the source document is here:

<https://consult.harrogate.gov.uk/portal/pp/sa/sa16?pointId=s1458121190429#ID-3870989-TABLE-7.7>,

The Parish Council believes that the justification for its objection to the application is based both on the rejection of H8 in 2016 and on the grounds submitted on 9th March in response to the emerging Local Plan sites PN 18 and PN 19, of which the latter lies adjacent to the site of the current application on the same piece of sensitive ground within the Crimple Valley SLA. The link below is to the combined Local Plan responses from the Parish Council: <http://www.pannalandburnbridge-pc.gov.uk/UserFiles/Files/combined%20submissions.pdf>

The Parish Council also wishes to reinforce the submission prepared by Arrowsmith Associates and made on behalf of local residents that covers:

- Landscape impact (including the intrusion into the SLA).
- Ecology, arboriculture and heritage impacts.
- Transport impact – noting that any additional access onto the Leeds Road from this site would be in addition to that (which has yet to be proposed) for PN18 & 19 and is also in addition to the entrance to the Pannal Junior Sports and Football Club off the Leeds Road (which has planning permission already approved) south of the Garden Centre.
- The policies in the Core Strategy and saved Local Plan policies including the preservation of the SLA are also most relevant in objecting to this application.

Save Crimple Valley (SCV).

- This group of residents (numbering in excess of 600 members) has put together a comprehensive objection to the application which the Parish Council wholly supports and endorses.
- SCV's response is based on objecting in the following main areas (all of which are fully explored in the SCV submission – link below):
 - Landscape Character and Setting

Pannal and Burn Bridge Parish Council

- Access
- Coalescence
- And the Harrogate District Draft Local Plan: Sustainability Appraisal 2016 (<https://consult.harrogate.gov.uk/portal/pp/sa/sa16?pointId=s1458121190429#ID-3870989-TABLE-7.7>)

The full response by SCV is here: <http://www.savecrimplevalley.org.uk/media/1066/land-east-of-leeds-road-submission.pdf>

Summary

Based on the investigation into the application itself, the background to the previous applications, the assessments made during consideration of the emerging local Plan proposals and the views of local residents and the related groups, the Parish Council objects to the application.