

HARROGATE BOROUGH COUNCIL

DEPARTMENT OF DEVELOPMENT SERVICES

Forward Planning Section: Landscape Comments

Date: 26.02.09

Development Control Response for Officer: Mr A Hough

Planning Application Ref: 6.92.286.FULMAJ

Proposal: Change of use of agricultural land to form 2 football pitches (use class D2 Assembly and Leisure) and erection of 1.2 m high boundary fence.

Location: Land at Grid Reference 425828 458801 High Street Hampsthwaite.
North Yorkshire

Applicant: Mr A Hailwood

ASSESSMENT OF PROPOSALS:

The existing agricultural field has formerly been planted with corn and is situated on the boundary of the Hampsthwaite Conservation Area. More specifically the boundary walls of the field on the road boundary are within the Conservation Area. The rear residential curtilage of Laurel Cottage, a grade II listed building and other buildings on High Street, which are all within the Hampsthwaite Conservation Area boundary, all abut this site. As such this makes this site extremely sensitive in Landscape terms. There are plans to erect a 1.2 m high boundary fence within the field and to change the landform of the field to accommodate the 2 football pitches on what is currently sloping ground. There are no parking proposals suggested in this scheme. The site is a few metres from the village green.

Hampsthwaite Conservation Area

Hampsthwaite, a parish-town, lies 5 miles north west of Harrogate and south of the River Nidd. The original part of the village is designated as a Conservation Area and the north and west of Hampsthwaite is within the Nidderdale Area of Outstanding Natural Beauty.

The area is an important "gateway" between Harrogate and Nidderdale. The area is well served by roads and intermittent traffic noise can be heard in this accessible landscape.

The original village was a ribbon development along the line of the Roman road from Ilkley to Aldborough. In the late nineteenth development occurred along Hollins Lane, the road to the southeast, since when Hampsthwaite village has extended considerably in this direction with much post-war backland development.

The approach to the village from Clint and Birstwith is through the river valley and St Thomas a Becket's Church forms a focal point set within the peaceful meadowland. The entrance to the village from the north is enhanced by the narrow seventeenth century Hampsthwaite Bridge over the River Nidd.

Low stonewalls are a feature of Hampsthwaite and the stonewall boundary of the site are typical within the village. For this reason they are included in the Conservation Area boundary.

Key Views within the Conservation Area

The proposals are in conflict with Hampsthwaite Conservation Appraisal document newly adopted 18 February 2009. This document forms an evidence base for the Local Development Framework (LDF) and is a material consideration in terms of the preservation and enhance of the area in respect to any development proposals. Specifically identified within the appraisal are key views between buildings at Laurel Cottage across the application site to open countryside beyond. In addition key views are identified as being more generally from High Street, where houses abut directly onto the footpath where views open out onto the village green. There are also views from the village green through gaps in the built form enabling long views of hills and farmland to the northeast.

Landscape Character:

The Landscape Character Assessment is used in support of Policy C2 and the site lies within Area 24, known as Lower Nidderdale Valley, North West of Harrogate. This Character Area covers approximately 27km and is a transitional area of the Nidd Valley as it progresses towards lower land.

Sensitivities and pressures include the pressure for built development in this area for residential, tourism and small industry purposes. This area's ability to accept change without harm to its character is limited, especially where development would be visible or result in the loss of woodland and trees or in the increase in conifer plantation.

Site Visibility

The development and its surrounding land are noted in the Hampsthwaite Conservation Appraisal to form part of key views within the village. A number of properties in the Conservation Area abut these fields, namely Laurel Cottage, Greenside House, The Surgery, Lonsdale House, Winsley Cottage and Northway. These proposals will undoubtedly impact upon the views from these properties, and noise levels would affect these neighbouring residents. Additionally the site is highly visible from a number of additional properties that abut the site to the south, namely properties in Meadow Close.

Parking:

General concern is centred on the potential traffic congestion caused by additional parking associated with football matches and larger events as there are no specific proposals shown for the management of traffic and parking in this application.

SUMMARY:

It is considered that these proposals will have an adverse impact on key views from the village and distinctively at one of the gateway entrances into Hampsthwaite Village. The change of usage of the land from agricultural to amenity, whilst arguably serving the community, will impinge both visually and audibly by the activities associated with the intended use. This will impact on the homes that immediately border the site and potentially other residents and visitors to the Village. There are existing sports fields in the village with off street parking and it seems worth considering how these areas might accommodate these sporting amenities.

SUPPORT OR NON-SUPPORT:

Objections set out as above.

FORWARD PLANNING: Conservation and Design

Landscape Architect: Debbie Samuel BA (Hons) Dip LA