

15/01897/OUT

Outline application for the demolition of the band room and construction of 5 flats as amended by plans received by Hambleton District Council on 8 December 2015 at The Band Room, Romanby Road, Northallerton for Northallerton Silver Band

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application seeks revised outline planning permission for the redevelopment of the site with a building containing 5 flats.
- 1.2 The plot is rectangular in shape measuring approximately 15m wide and 24m deep. The north east part of the site is occupied by the two storey, flat roofed Band Room with a single storey pitched roofed wing. The south part of the site is occupied by gravelled car parking. Northallerton Silver Band use the building up to four nights per week for rehearsal and meeting purposes. The unsurfaced car park adjacent to the building provides parking for 9-10 cars and other band members make use of on-street parking as necessary. The site is generally flat and has no existing planting or landscape features. Road access is direct from Romanby Road though a narrow gap between low walls with shared use for residents' access to the rear of Bridge Terrace.
- 1.3 Outline planning permission is sought considering access only with layout, design and landscaping to be dealt with through reserved matters. Revised preliminary drawings submitted on the 8th December 2015 limiting the building height to two storeys adjacent to Bridge Terrace, accommodating 5 parking spaces, bin storage area to the front and space for small gardens to the front and back of the ground floor apartments.
- 1.4 The Silver Band is to locate to an alternative location in Northallerton.

2.0 RELEVANT HISTORY

- 2.1 15/01196/OUT - Demolition of band room and construction of 3 flats and 1 dwellinghouse; withdrawn 26 August 2015.
- 2.2 07/02088/FUL - Single storey extension to existing building; Granted 18 September 2007.
- 2.3 2/03/500/0077A - Variation of condition 03 of Planning decision notice reference 2/95/500/0077 to allow the increase in use of the band practice room to four nights a week 6.00 pm to 9.30pm and Saturday afternoons 1.30pm to 4.30pm; Granted 2 March 2004.
- 2.4 2/95/500/0077, Alterations to existing ground floor office/storage accommodation for use in connection with existing first floor band room and demolition of existing adjoining disused dwelling, approved 13.10.1995
- 2.5 2/91/123/0006H - Construction of 2 Terraced Dwellings; Granted 2 September 1991.

3.0 NATIONAL AND LOCAL POLICY

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP6 - Utilities and infrastructure
Development Policies DP32 - General design
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Town Council - Refuse until the vehicle access and parking is solved. The size and scope of the development is not in keeping with the surrounding area and the application is not in the interest of the residents. Recommend deferring until the problems are resolved and for it to go to Committee. Comments on the revised proposal are refuse impact on parking, impact on bin storage and collection. Privacy issues re: gardens.
- 4.2 NYCC Highways - No objection subject to conditions.
- 4.3 Neighbours/site notice expired 20 December 2015 - Eleven representations have been received and are briefly summarised below:
- Opposition to three storey development; it would dwarf the area
 - Where will the building materials go
 - Parking concerns
 - Drainage concerns, current problems in the area
 - No room for refuse collections
 - Greedy development
 - Narrow access
 - Any covenants on the land?
 - Site too small
 - Back Lane belongs to Bridge Terrace residents; no right of access
 - Overlook private areas
 - Not consulted wide enough within the area
 - Private access road, no permission
 - 4 parking spaces too few
 - The new application remains the same
 - Access along a narrow lane
 - Ownership/access issues
 - No engagement with local community
 - Highway safety; Romanby Road is busy
 - A single dwelling should be considered
 - Band room only has permission for pedestrian access
- 4.4 Environmental Health Officer - No objection
- 4.5 Yorkshire Water - No observations
- 4.5 Network Rail - No observations
- 4.6 Allertonshire Civic Society - Believe this to be a scheme which verges on the excellent in both its devising and planning. As clearly expressed in their Design and Access statement it effectively addresses the broad range of issues which currently

exist at this location, for the neighbouring properties, road users and the members of the Silver Band. First, the proposal removes what has to be admitted has long been a 'sore thumb' amid the local street scene. It will eradicate the last visual remnant of the old industrial area of steel works, foundry, linoleum factory, joinery workshop and coal yards, which were the product of the previously valuable but uncontrolled and unfortunate consequence of 'mixed development'. The outcome concept is admirable and complements the scale and size of the now adjoining persimmon estate, without bearing too heavily on the older terrace to the other side. Whilst the eventual architectural details are to be determined, the draft elevations seem satisfactory as an overall basis. The general appearance accords with modern preferences for this district. The tall gable facing onto the road creates an interesting variation in what otherwise could become a rather monotonous procession of similar buildings, even when having different styles. The suggested interior and ground layouts make ingenious use of the space available and more than resolve the present problems with the limited shared vehicle access and parking. We heartily endorse this proposed development and offer our support for the outline planning application

5.0 OBSERVATIONS

- 5.1 The main issues for consideration in this case relate to the principle of the proposed residential use in this location together with any impact it may have upon the character of the area, the amenities of the neighbours and highway safety.

Principle of the use

- 5.2 The site is previously developed land which is located within the main development limits of Northallerton. The Band Room is not considered to be a community asset within the meaning of Core Policy CP3 and consequently no objection is seen to its loss. Under the requirements of Policy CP4 and the provisions of the NPPF the proposed residential development is in principle acceptable as the site is located within a sustainable location. It is considered that aesthetically the site would be much improved through redevelopment as in its current state is considered harmful to the character of the area.

Character and amenity

- 5.3 As the application is specifically looking at the principle of the development including the access only, the layout, scale, design and landscaping will be dealt with in the reserved matters application.
- 5.4 The site is within a largely residential area which is made up of two and three storey terraces and flats. The proposal is to form 5 flats but as this is at outline stage no details of heights or building size have been formally submitted. However, the illustrative elevations show a two-storey building and taking into account that the properties in the area range from 2-3 storeys in height it is considered that the scale of development would in principle be appropriate. The submitted scheme, along with the indicative drawings suggests that a housing scheme of the scale proposed could be readily accommodated within the site without detriment to the amenity of neighbouring occupiers through a loss of privacy, daylighting or overshadowing. These matters would be addressed in more detail at the reserved matters stage.

Highway safety

- 5.5 The Highway Authority has not objected to the application but has recommended conditions relating to discharge of surface water, turning and parking areas, parking for dwellings, precautions to prevent mud on the highway, on-site parking, on-site storage and construction traffic during the development. It is therefore considered

that highway safety will not be compromised by a housing scheme of this nature.

- 5.6 The issue of covenants on the land and the access arrangements and ownership have been raised by neighbours. However, these are considered civil matters and cannot be taken into consideration as a planning issue. It is noted that the applicant has submitted information which claims the site has a right of access by a covenant. It is also noted that the application has been advertised by site notice and the closest 18 properties have been notified by letter.
- 5.7 Eleven representations have been received raising concerns regarding building height, parking arrangements, privacy issues, bin storage, scale and construction; all these issues are to be dealt with at the reserved matters stage, although the illustrative drawings indicates how these matters could be treated. The drainage concerns can be dealt with through a planning condition to ensure the existing network is not compromised.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:
1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
 2. No development shall commence until details of all the reserved matters have been submitted to and approved by the Local Planning Authority: (b) the siting, design and external appearance of each building, including a schedule of external materials to be used; (c) the landscaping of the site; (d) the layout of the proposed building(s) and space(s) including parking and any external storage areas; and (e) the scale (including the number) of buildings overall.
 3. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
 4. No part of the development shall be brought into use until vehicle access, parking, manoeuvring and turning areas have been approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times
 5. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing "Proposed Redevelopment Bandroom, Romanby Road Outline Application Plan" or such alternative as may be approved by the Local Planning Authority as a reserved matter. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
 6. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of

mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

7. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; b. on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.
8. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority.
9. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 15023D(00)01revF received by Hambleton District Council on 19th October 2015 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:

1. To ensure compliance with Section 92 of the Town and Country Planning Act, 1990
2. To enable the Local Planning Authority to properly assess these aspects of the proposal, which are considered to be of particular importance, before the development is commenced.
3. In accordance with the policy and in the interests of highway safety.
4. In accordance with the policy and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
5. In accordance with the policy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
6. In accordance with the policy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. In accordance with the policy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
8. In order to avoid the pollution of watercourses and land in accordance with Local Development Framework CP21 and DP43
9. In order that the development is undertaken in a form that is appropriate to the

character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, CP2, CP4, CP17, DP1, DP4, DP32.

Informative

Please note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule, adopted by Hambleton District Council on the 07 April 2015. Details of the charging schedule are available on the Council website. www.hambleton.gov.uk