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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

15 November 2021

Dear Sirs

Application ref: 21/02805/FUL
Land comprising OS Field 0705 Bishopton, Ripon
Erection of outbuilding to provide agricultural storage

The Society wrote to you on 2nd August with concerns that led us to seek refusal of this application as then submitted. We are aware now of revisions to the proposal and recent correspondence from Historic England and your Conservation Officer. Accordingly we wish to add further comments.

We drew attention to Policy F2 Local Green Space of the made Ripon Neighbourhood Plan in our previous letter and maintain that this should be the starting point for determination of the application.

The NPPF states that designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, namely the essential characteristics of Green Belts are their openness and their permanence.

Exceptions to this are (para 149):
(a) buildings for agriculture and forestry; …

Looking at the application form, the application is for 'Erection of outbuilding to provide agricultural storage'. The current use of the site is 'paddock - agriculture'. It is also stated that there are four existing parking spaces with two additional spaces proposed for other agricultural equipment.

For the proposed building to be an exception it still needs to be justified. We have been unable to find information on how the farming activities will operate or the justification for agricultural equipment and storage on such a small holding. The applicant should be asked for more information on how the proposed building would function as an agricultural storage building and to justify the need in the context of Local Green Space policy nationally and in the development plan. Use of the proposed building as a domestic carport/garage would be contrary to policy.

Should you be persuaded of the need for an outbuilding to provide agricultural storage, any structure should be much further away from the road and house and read as a modest remote agricultural building. The character of the conservation area on the south side of the road is an open aspect with the land gently dropping down to the River Laver with wider views out toward Studley and the World Heritage Site. This should not be interrupted by any building.

Any access point should respect the line of the existing walling and not be set back to create a domestic ‘driveway’. Even the parking of private vehicles places this openness at risk. Any concern for sight lines should be accommodated by wall height.

The reduction in size of the proposed building and the provision of hard standing render the proposal to be one of more domestic character and function. Quite how this gives assurance of

agricultural storage use is unclear. The realignment of the boundary wall and access details detract from the rural character of the highway and is unwelcome.

We are surprised that the clarity of Policy F2 should be challenged. We are concerned also that approval of a building in this Local Green Space may inadvertently establish a precedent for other parties. Accordingly, our representation continues to seek refusal of the application even as amended.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society