

Parish: Aiskew

Ward: Bedale

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Committee Date: 18 October 2018

Officer dealing: Mrs H Laws

Target Date: 26 October 2018

18/01560/FUL

Construction of warehouse and offices

At: Plot 1 Conygarth Way, Leeming Bar Business Park, Leeming Bar

For: Mr Whaley

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site lies on the frontage of the Leeming Bar Business Park on the northern corner of Leases Road and the service road to the A1 and is land within the ownership of Hambleton District Council. The site covers an area of 0.56ha and is currently vacant. Timber post and rail fencing bounds the site to all sides with mature, well established hedgerow along the northern boundary; new hedging has also been planted along the eastern boundary. The land is slightly sloping downwards from north to south.
- 1.2 It is proposed to construct a building to be used for Class B8 Storage and Distribution purposes with ancillary offices in connection with a haulage business with associated storage and vehicle servicing. The business currently operates from another location but wishes to re-locate to this site due to better links with the A1 and capacity at the site for future expansion.
- 1.3 The building would be sited towards the eastern boundary of the plot, with car parking and a servicing area accessed from the cul de sac at the western side of the site. The footprint of the building would be approximately 30m x 20m with a ridge height of approximately 9m. The building would be finished in red brick and brown box profile cladding with brown box profile sheeting to the remaining building and roof.
- 1.4 The business currently employs 10 full time staff and there is no suggestion that this would change as a result of the re-location.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 The layout of Phase iv of the estate (now referred to as the Leeming Bar Business Park) was approved in 2004.

3.0 RELEVANT PLANNING POLICIES

- 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 CP12 - Priorities for employment development

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Core Strategy Policy CP21 - Safe response to natural and other forces

Development Policies DP1 - Protecting amenity

Development Policies DP4 - Access for all

Development Policies DP8 - Development Limits

Development Policies DP16 - Specific measures to assist the economy and employment
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP43 - Flooding and floodplains
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - **no response to date.**
- 4.2 Highway Authority - **no response on additional information**
- 4.3 Highways England - no objection
- 4.4 Natural England - no comments.
- 4.6 HSE - Please refer to SABIC consultation response.
- 4.7 SABIC - the developer must consult SABIC should any work lie within 50m of the Major Accident Hazard Pipeline.
- 4.8 Ministry of Defence - no safeguarding objections
- 4.9 HDC Economic Development Officer - we would support this application as it allows an existing business to re-locate to a more appropriate site from their current location. It will also provide space for the business to expand and, in time, hopefully create additional jobs.
- 4.10 Public comments - none received (expiry date for representations 22/10/2018).

5.0 OBSERVATIONS

- 5.1 The issues to be considered include (i) the principle of the proposed building in this location; (ii) the siting and design of the building and the impact on the character of the area; (iii) the effect on residential amenity; and (iv) highway matters.

Principle

- 5.2 Paragraph 28 of the NPPF states that in order to promote a strong rural economy local authorities should support the growth and expansion of all types of sustainable businesses and enterprise in rural areas both by the conversion of existing buildings and well-designed new buildings.
- 5.3 The site is part of the Leeming Bar Business Park which is within the defined Development Limits of Leeming Bar, a settlement designated in the context of Policy CP4 as a Service Village.
- 5.4 The site is in a sustainable location within a designated Business Park with good communication links. There are no objections in principle to the development, which complies with the NPPF and the LDF policies.

Design and impact on the streetscene

- 5.5 The Leeming Bar Development Brief for Phase IV requires a high standard of design specifically for gateway sites such as the application site. One of Hambleton's

strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."

- 5.6 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.7 The National Planning Policy Framework Planning supports this approach and, at paragraph 130, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.8 The design is simple and functional reflecting both the office and warehousing uses and which, with the implementation of a landscaping scheme, would enhance the overall appearance of the site.
- 5.9 The proposed materials are similar to other buildings elsewhere on the Business Park. A landscaping scheme requiring peripheral tree and shrub planting will, in due course help to soften the impact of the development.
- 5.10 The proposed floor levels of the development reflect the existing landform and, although resulting in a prominent building on the approach along Leases Road, would not be out of keeping with the surrounding streetscene.

Residential amenity

- 5.11 The nearest residential use to the site is the Pembroke Caravan Park, which lies more than 110m to the south east. It is unlikely that the activities undertaken at the site would adversely affect the amenity of that site to any greater degree than occurs as a result of industrial estate traffic travelling along Leases Road.
- 5.12 The car park and service yard would be accessed from the cul de sac at the far side of the site, which would minimise noise and disturbance to properties on Leases Road.
- 5.13 The service doors face onto the service yard, which is at the western side of the site. Any noise or disturbance associated with the servicing of vehicles would therefore be directed away from the caravan site, and which would also benefit from protection resulting from the position of the adjacent building at Aspen House.
- 5.14 It is not considered that the proposed development would have a greater adverse impact on residential amenity and would be in accordance with Policy DP1.

Highway safety

- 5.15 The Highway Authority has no objections to the proposed development subject to conditions.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method and thereafter retained.
3. No part of the development shall be used after the end of the first planting and seeding seasons following the first occupation or completion of the building whichever is the sooner, unless the landscaping scheme shown on the landscaping plan received by Hambleton District Council on 1 October 2018 has been carried out. Any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased, shall be replaced with others of similar size and species.
4. 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. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning 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 agrees in writing to their withdrawal.
5. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered SITE; and PR01 Rev B received by Hambleton District Council on 26 July and 1 October 2018 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
3. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with LDF Policies CP16 and DP30.
4. In accordance with LDF Policies CP2 and DP4 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
5. 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.