

**Parish: Northallerton**  
Ward: Northallerton North & Brompton  
**10**

Committee Date : 11 January 2017  
Officer dealing : Mr Alan Atkins  
Target Date: 8 December 2017  
Date of extension of time (if agreed): 18 January 2018

**17/02252/FUL**

**Formation of 4 air intake louvres into the gable cladding of building three and the construction of a link corridor between the two main buildings.  
at Stanley House Northallerton Business Park Thurston Road Northallerton  
for Mr Paul Blades.**

**The application is presented to Committee as the applicant is the son of Cllr Blades**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The application site is located in the Northallerton Business Park, on the south side of Thurston Road, Northallerton. The premises is currently being operated by JSW Coachbuilders Limited. The application site is located within an established business park surrounded by buildings of similar size and scale.
- 1.2 The application seeks approval for works to the buildings
- 4 x 900mm x 900mm air intake louvres required in conjunction with new spray booth enclosures to be formed within the west gable wall of building three (building three is on the south side of the site)
  - installation of air extraction units vented through two 700mm diameter roof ducts on building three
  - installation of a 200mm diameter heater intake roof duct on building three
  - and construct a link corridor 4m wide in the 1.5m gap between the buildings one and two on the west side of the site.
- 1.3 The site lies within the Development Limits of Northallerton and is not the subject of any allocation in the LDF Proposals Map.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 04/00240/FUL - construction of a workshop and store approved 5 April 2004
- 2.2 05/00622/FUL - construction of workshop and store approved 28 April 2005
- 2.3 06/02845/FUL - construction of workshop and storage building approved 30 January 2007
- 2.4 There is no relevant enforcement history.

## **3.0 RELEVANT PLANNING POLICIES:**

- 3.1 The relevant policy are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP12 - Priorities for employment development  
Core Strategy Policy CP17 - Promoting high quality design  
Development Policies DP1 - Protecting amenity  
Development Policies DP18 - Support for small businesses/working from home  
Development Policies DP32 - General design

## **4.0 CONSULTATIONS**

- 4.1 Northallerton Town Council – Advise they have no observations on the proposal.
- 4.2 Environmental Health - No objections.

The proposed development includes the installation of a paint spraying booth that has the potential to allow a greater throughput of paint spraying activities and an increase in the use of solvent containing products by the business.

The applicant is advised that the activity of re-painting or re-spraying road vehicles or parts of them is regulated by the local authority under the Environmental Permitting (England and Wales) Regulations 2016 and any activity that uses or is likely to use more than 1 tonne of organic solvents in any 12 month period is required to apply for an environmental permit. It is an offence to operate a regulated facility without an environmental permit. The applicant is advised to submit an application for an environmental permit if the activity exceeds or is likely to exceed this limit. The applicant is also advised to have regard to the Defra Process Guidance Note PG6/34(2013) Statutory Guidance for the Re-Spraying of Road Vehicles (<https://www.gov.uk/government/collections/local-air-pollution-prevention-and-control-lappc-process-guidance-notes> ) when making applications and in the subsequent operation of their installation.

The applicant has consulted with the Council's Environmental Health service, and has provided information which states that the total annual usage of organic solvent would be well below the level that would require a permit. This has been confirmed by the Council's Environmental Health Service.

- 4.3 There have been five neighbours notified as a result of this application, on 26th October 2017. There has been one letter of representation submitted on 02/11/2017. The contents of which can be summarised as below:

It is noted that there should be no impact on adjacent buildings in our ownership, and therefore, we offer support to the applicant's proposals. However, we wish to request that should access to the application site be required via our boundary, then prior notification of at least seven days should be given by the applicant.

In response, the applicant has stated that at no point will they require access to the adjacent property (Chopsticks), as the proposed four new louvre units will be sited at the opposite end of building three. However, regular contact with the neighbouring business will be maintained.

## **5.0 OBSERVATIONS**

- 5.1 The main issues when assessing this application are a) potential loss of visual amenity, b) design and c) the impact upon the neighbouring occupiers.
- 5.2 The proposed alterations to the buildings of JSW Coachbuilders Limited are small scale in nature, and will not have an adverse impact on the appearance of the buildings. The vents will be visible from Thurston Road but the intervening space is about 40m and will be viewed beyond the open yard. The type of development is commensurate with the light industrial and commercial character of the area, it is a form of works expected at a location such as this. The proposed alterations / upgrade of the coachworks buildings will not have a detrimental impact on the surrounding area. The works are therefore, considered acceptable in terms of Local Development Plan policy CP12: Priorities for Employment Development and DP16 states that support will be given to certain priorities in developing and sustaining the economy of

Hambleton. Policy seeks to support increased manufacturing productivity and to support existing businesses to grow and realise their potential. The proposed development will further development an existing business and potentially increase productivity and employment opportunities.

- 5.3 Local Development Plan policy DP32: General Design states that the design of all development must be of the highest quality. In this instance new intake louvres and link corridor are of a standard design that would be expected in such a location as the Northallerton Business Park. The materials proposed are considered to be appropriate for this location, and similar to other materials that are present. The proposed development is, therefore, in accordance with DP32: General Design.
- 5.4 Local Development Plan policy DP1: Protecting Amenity states that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance (including light pollution), odours and daylight. In this instance, the proposed development will not result in any loss of amenity for neighbouring businesses, and will not result in any issues in relation to nuisance in the form of noise or pollution.

## **6.0 RECOMMENDATION:**

- 6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings annotated as D1, D2 and B1, B2, received by Hambleton District Council on 13 October 2017 and 20 November 2017 respectively unless otherwise agreed 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. 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, CP17, DP1 and DP32.