

Parish: Aiskew
Ward: Bedale
4

Committee Date : 9 January 2020
Officer dealing : Aisling O'Driscoll
Target Date: 9 December 2019
Date of extension of time (if agreed): 13 January 2020

19/02184/FUL

**Construction of warehouse and offices.
at Plot 1 Conygarth Way Leeming Bar Business Park Leeming Bar
for SpeedClad Ltd.**

This application is referred to Planning Committee as Hambleton District Council owns the land to which the application relates.

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 A1 Service Road and is land within the ownership of Hambleton District Council. The site covers an area of approximately 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; hedging has also been planted along the eastern boundary. The land is slightly sloping downwards from north to south.
- 1.2 The proposal is to construct a building to include an office area (ground and first floor) for professional, technical and administrative staff and a warehouse area (single level two storey space) to be used to store product.
- 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 954m² with a maximum ridge height of approximately 10.3m. The building would be finished in Kingspan cladding in pure white (RAL 9010) with Kingspan roof in Basalt Grey (RAL 7012) and aluminium windows in traffic Grey B (RAL 7043). It was discussed with the applicant whether white would be a practical colour and it was subsequently agreed that the materials be subject to later agreement by condition.
- 1.4 The building will allow the business to operate from one location and will employ 37 full time staff and 3 part time staff.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 02/01733/FUL - Layout of land for Classes B1, B2 and B8 uses and additional information received by Hambleton District Council on 24th September 2002 and amended by letter and plans received by Hambleton District Council on 29 October 2002 - Granted
- 2.2 18/01560/FUL - Construction of warehouse and offices as amended by plan received by Hambleton District Council on 15 October 2018 - Granted

3.0 RELEVANT PLANNING POLICIES:

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

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

4.0 CONSULTATIONS

- 4.1 Parish Council - No response to date
- 4.2 Highways Authority - No objections subject to conditions relating to the discharge of surface water, construction requirements for verge crossings, details of access turning and parking, construction management
- 4.3 Yorkshire Water - Advises on required easements. Also advises that discharge of surface water to the public sewer should be a last resort once all other sustainable drainage methods have been ruled out. Recommends conditions relating to developing separate systems for foul and surface water drainage and submission of details regarding surface water drainage works.
- 4.4 SABIC - the developer must consult SABIC should any work lie within 50m of the Major Accident Hazard Pipeline.
- 4.5 Natural England - No comment
- 4.6 Yorkshire Wildlife Trust - No Objection. Encourages long term maintenance of soft landscaping.
- 4.7 Economic Development - Supports the application as it assists an existing business in consolidation of its operation.
- 4.8 Public Comments - None received.

5.0 ANALYSIS

- 5.1 The main issues to consider are: i) the principle of development in this location; ii) the design of the development and impact on the character of the surrounding area; iii) residential amenity and; iv) Highways safety

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 surrounding area

- 5.5 The Leeming Bar Development Brief for Phase IV (2005 update 2015) 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 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 proposed building is considered to be good modern design which relates to its prominent corner position within the wider 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. It is considered that the high design standards set by policy DP32 are met by the proposed development.

Residential Amenity

- 5.10 The nearest residential use to the site is the Pembroke Caravan Park, which lies more than 110m to the south east. Given the warehouse and office uses proposed, it is considered to be 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.
- 5.11 It is considered that the proposed development would not have a greater adverse impact on residential amenity and would be in accordance with Policy DP1. Further, the proposed development is not considered to have an adverse impact on the amenity of the occupiers of any non-residential properties in the vicinity.

Highways Safety

- 5.12 The Highway Authority has no objections to the proposed development subject to conditions. It is considered that the proposed development will have no significant detrimental impact on highway safety.

Other Matters

- 5.13 The Councils Design and Maintenance team agree that the drainage for the wider site was considered and addressed under the original Phase 4 Development Design. This was based on uncontrolled flows from individual plots into the surface water sewerage system. No restrictions are required for individual plots.

Planning Balance

- 5.14 The proposed development is considered to be of a high quality of design and will contribute positively to the economic development of the District, without harm to the character or appearance of the area, residential amenity or highway safety.

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 drawing(s) numbered PR101/D and PR102/D received by Hambleton District Council on 14th October 2019a and PR103/D and PR104/D received by Hambleton District Council on 15th October 2019 and PR105/E received by Hambleton District Council on 9th December 2019 unless otherwise approved in writing by the Local Planning Authority

3. 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.

4. A detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, shall be submitted and approved by the Local Planning Authority before the beginning of the first planting season following the issue of this decision. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. 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.

5. 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. The works shall be implemented in accordance with the approved details and programme.

6. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site

have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- a. The details of the access shall have been approved in writing by the Local Planning Authority.
 - b. The crossing of the highway footway shall be constructed in accordance with the approved details and/or Standard Detail number A2.
 - c. Any gates or barriers shall not be able to swing over the existing or proposed highway.
7. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas:
 - a. have been constructed in accordance with the submitted drawing (Reference PR105/E Proposed Site Plan)
 - b. are available for use unless otherwise 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
8. 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.
9. 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.
 - c) the approved areas shall be kept available for their intended use at all times that construction works are in operation.
10. Prior to the commencement of development, other than the initial formation of the access, full details of existing and proposed site levels shall be provided to and approved by the Local Planning Authority. Levels to be submitted shall include full garden levels, finished floor levels, eaves and ridge heights. The development shall then be implemented in accordance with the approved levels.

The reasons 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.
3. 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.
4. 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.
5. In the interests of highway safety.
6. To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
7. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
8. In accordance with Policy CP2 and DP4 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
9. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
10. In order to protect the character and amenity of the area and to accord with the requirements of Development Policy DP1 and DP32.