

COMMITTEE REPORT

Date: 5 January 2012 **Ward:** Osbaldwick
Team: Major and **Parish:** Murton Parish Council
 Commercial Team

Reference: 11/02669/FULM
Application at: William Thompson Ltd Jubilee Mills Fryors Close Murton York
For: Erection of 2 No. extensions to existing agricultural feed storage building
By: William Thompson (York) Ltd
Application Type: Major Full Application (13 weeks)
Target Date: 6 January 2012
Recommendation: Approve

1.0 PROPOSAL

1.1 The application relates to the erection of two, lean-to side extensions to a large feed store, which was built in 2009 (09/00856/FULM). The size of the extensions has been reduced since the application was first submitted. The western extension would be approximately 18m x 19m x 4.8m to the eaves and 7.8m at its highest point. The eastern extension would be approximately 36m x 13m x 5.5m to the eaves and 8.8m at its highest point. The extensions would be used to increase the capacity of the existing building, i.e. for the storage of animal feed. They would be clad in concrete panels and grey fibre cement sheeting to match the existing building.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYGP9
Landscaping

CGP15A
Development and Flood Risk

3.0 CONSULTATIONS

3.1 INTERNAL

Highway Network Management - There would be no increase in staff numbers or vehicular movements. No objections.

Environment, Conservation, Sustainable Development (Landscape) - No objections to the reduced footprint, which allows more planting along the full length of the southern side of the building and allows the trees to establish a wider canopy spread.

Flood Risk Management - Objection. Insufficient information has been submitted to determine the potential impact on the drainage system [Officers' response - This work is in hand].

3.2 EXTERNAL

Murton Parish Council - No objections but the mill complex should be screened by tree planting because it is intrusive from the south and dominates the skyline.

Public Consultation - The consultation period expired on 5 December 2011. No response.

4.0 APPRAISAL

4.1 KEY ISSUES

- Principle of Development
- Visual Appearance and Landscaping
- Neighbour Amenity
- Drainage and Flood Risk
- Transport.

4.2 POLICY CONTEXT

Local plan policy E3b - The standard employment sites and other sites in employment use will be retained in their current use class unless there is a sufficient supply of employment land and unacceptable environmental problems exist or the proposed use has significant benefits to the local economy or the use is ancillary to employment use.

GP1 - Development proposals should be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and local character; respect or enhance the local environment; provide/protect amenity space; protect residential amenity; accord with sustainable design principles; include refuse facilities; and include, where appropriate, landscaping.

GP9 - Where appropriate, development proposals should incorporate a suitable landscaping scheme that is an integral part of the proposals, includes an appropriate range of species, reflects the character of the area, enhances the attractiveness of key transport corridors, and includes a planting specification where appropriate.

GP15a - Discharges from new development should not exceed the capacity of existing and proposed receiving sewers and watercourses and long-term run-off from development sites should always be less than the level of pre-development rainfall run-off.

THE APPLICATION SITE

4.3 Part of an animal feed production plant in a commercial area to the south of Murton village. The site is excluded from the Green Belt and abuts open countryside on two sides.

PRINCIPLE OF DEVELOPMENT

4.4 The site is allocated in the Draft Local Plan for employment use. The proposal is in line with this allocation and would assist the economic development of the area.

VISUAL APPEARANCE AND LANDSCAPING

4.5 The existing store has a functional design as one would expect of a building of this type. It is large and is clearly visible from Murton Lane and the A166 across the open countryside to the south. Whilst the extensions would be in keeping with the design of the existing building, and the industrial plant generally, they would significantly increase its visual impact when viewed from the largely rural area to the south. The building abuts the edge of the employment area so there is limited scope within the site for mitigating its visual impact. A band of trees has been planted along the boundary as a condition of the 2009 approval but, even when

mature, they will only soften the views from the south, not screen the building from view. The extensions would therefore be set a further 5m from the boundary to enable more substantial planting between the building and the open countryside to the south. Revised plans showing the revised footprint and indicative landscaping are awaited and will be reported at the meeting. Landscaping details should be made a condition of approval.

RESIDENTIAL AMENITY

4.6 The extended building would be largely screened from nearby employment uses by other buildings and structures within the plant. The closest dwelling is 'Wayside' approximately 70 metres to the west of the existing feed store. Whilst the western extension would reduce the intervening distance to approximately 55m the height of the nearest elevation would be relatively low at 4.8m. From Wayside this elevation would be seen against a backdrop of the much higher existing feed store (12.8m high). Furthermore, the extension would be largely screened by trees and shrubs within Wayside's rear garden. No objections have been received from the occupiers of the house. As the extension would be used for storage it is unlikely to cause any significant additional noise, particularly in the context of the working plant. No other dwellings would be affected.

DRAINAGE AND FLOOD RISK

4.7 The site is located in an area of low flood risk. Nevertheless, the applicant should show that surface water runoff from the development would not increase the risk of flood elsewhere in the city and wider area. Following the 2009 consent the applicant demonstrated that ground conditions at the site were sufficiently permeable for soakaways to be effective. However, the proposed extensions would be built over the drainage works that were subsequently approved and provided. If planning permission were to be granted for the extensions the applicant should submit drainage proposals for dealing with surface water from the existing feed store and the extensions without affecting suitable landscaping measures along the south and eastern boundaries. This work is in hand, and Members will be updated at the meeting. Details of the proposals should be made a condition of approval.

TRANSPORT

4.8 The extensions to the grain store would increase the storage capacity of the plant thereby improving its efficiency. The applicant has stated that the productive capacity of the plant would not increase traffic movements to and from the site. The Council's highways officers have no objections to the proposals.

5.0 CONCLUSION

5.1 The site is allocated for employment use and the proposal would assist the economic development of the area. Whilst the profile of the building from the south would be increased this could be softened by landscaping along the site boundary. Suitable surface water drainage could be provided and there would be no significant impact on adjacent residents. The application complies with relevant policies of the local plan and is acceptable.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 VISQ1 Matching materials -

3 The development hereby permitted shall be carried out only in accordance with drawings numberedreceived by the City of York Council on [Members will be updated at the meeting].

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

4 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs to be planted along the southern and eastern boundary of the site. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

5 No development approved by this permission shall commence until a scheme for sustainable drainage and/or the on-site storage of surface water is agreed in writing with the Local Planning Authority. The scheme shall reduce surface run off rates to 70 % of the existing calculated rate and be implemented in its entirety prior to the first occupation of the development and shall be maintained thereafter.

Reason: To prevent increased risk of flooding.

6 Unless otherwise agreed in writing with the Local Planning Authority the proposed building shall only be used for the storage of grain and other foodstuffs and shall not be used for any other industrial purpose.

Reason: Any proposal to use the building for other potentially more intensive purposes should be judged on its individual merits.

7 All demolition and construction works and ancillary operations related to the construction works, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenities of neighbouring residential occupiers.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the principle of the development, visual appearance, neighbour amenity, drainage and transport issues. As such the proposal complies with policies E3b, GP1, GP9 and GP15a of the City of York Local Plan Deposit Draft.

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