

COMMITTEE REPORT

Committee: Planning and Transport **Ward:** Clifton
Date: 24 January 2007 **Parish:** Clifton Planning Panel

Reference: 06/02622/FULM
Application at: Nestle Rowntree Haxby Road York YO31 8XY
For: Extension to west side of existing Kit Kat 5 factory building
By: S Hartley
Application Type: Full Application
Target Date: 27 February 2007

1.0 PROPOSAL

1.1 This is a full planning application for an extension to building 'Kit Kat 5' within the Nestle Rowntree factory site on Haxby Road.

1.2 The extension will measure 100 metres long by 46 metres wide and 9.5 metres to the parapet edge with that parapet surrounding and masking shallow pitch roofs.

1.3 The proposed development will extend the existing 'Kit Kat 5' building to the west onto the adjacent area of hard standing.

1.4 Two existing brick buildings with a total floor area of 1283 square metres are identified for demolition. No planning consent is required for the demolition of these buildings.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

None.

2.2 Policies:

GP1 - Design
GP4a – Sustainability
SP8 - Reducing dependence on the car
T4 - Cycle parking standards
T13 - Car park standards in York CC/District C
E3B - Existing and Proposed Employment Sites

3.0 CONSULTATIONS

INTERNAL

3.1 HIGHWAYS NETWORK MANAGEMENT: The application is for the extension of an existing Kit Kat production building. Information supplied by the applicant indicates that there is to be no increase in staffing nor traffic generated by the site as a result of the proposed extension. Based upon this information officers do not raise an objection in highways terms to the proposal.

3.2 ENVIRONMENTAL PROTECTION UNIT: The site is currently regulated by a permit issued by the Environment Agency, which controls emissions to air including noise, any changes required in the permit will be dealt with by the Environment Agency directly with the applicant. However I would confirm that having reviewed this application this Unit has no comments to make as the extension to the building as it is within the factory site and does not bring any activities closer to residential properties, neither will it impact on the air quality of the area.

EXTERNAL

3.3 CLIFTON PLANNING PANEL: No objections.

3.4 PUBLICITY: The application has been advertised by site notice and this expired on 3 January 2007. No public comment has been received.

4.0 APPRAISAL

4.1 This application is brought to the Planning and Transport Committee as the net increase in floor space is 3,317 square metres.

4.2 The proposals will allow for the reconfiguration of existing processes on the site and the applicant has stated that no additional vehicular movements and no increase in staff numbers will result from the proposed development. The proposals are for an extension to an existing building for the production of chocolate bars which falls within the established B2 general industrial use of the site.

ENVIRONMENTAL IMPACT

4.3 The site lies in Flood Zone One as defined by the Environment Agency where risk of flooding is low and EA standing advice applies. The proposed development extends the existing building onto a sealed and positively drained hard standing. As such there is not considered to be a net increase in surface water run off or increase in the rate of run off. Emissions to air, including noise, are controlled by the Environment Agency under separate legislation, however CYC Environmental Protection Unit advise that there will be no impact on air quality or nuisance to residential properties through noise.

VISUAL IMPACT

4.4 The proposed extension is relatively utilitarian in appearance and reflects the design of recent buildings within the factory complex and the industrial function of the proposed building. The proposed extension is centrally located within the factory complex screened from public view by existing buildings.

5.0 CONCLUSION

5.1 For the reasons given above the proposal, subject to the conditions listed below, would not cause undue harm to interests of acknowledged importance, with particular reference to the visual amenity of the area, the living conditions of occupiers of nearby dwellings, flooding or highway safety. As such the proposal complies with Policies GP1, SP8, E3b of the City of York Local Plan Deposit Draft and the aims of PPS1, PPG4 and PPS25. The application is therefore recommended for approval.

6.0 RECOMMENDATION: Approve

- 1 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

Drawing Number 573/06A received 28 November 2006

Drawing Number 573/01 received 28 November 2006

Drawing Number 573/04A received 28 November 2006

Drawing Number 573/03D received 28 November 2006

Drawing Number 573/02C received 28 November 2006

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

- 2 TIME2 Development start within three years
- 3 The materials to be used externally shall be in accordance with those specified on the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: To achieve a visually acceptable form of development.

7.0 INFORMATIVES:

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 visual amenity of the area, the living conditions of occupiers of nearby dwellings, flooding or highway safety. As such the proposal complies with Policies GP1, SP8, E3b of the City of York Local Plan Deposit Draft and the aims of PPS1, PPG4 and PPS25.

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