

COMMITTEE REPORT

Date: 4 February 2016 **Ward:** Wheldrake
Team: Major and **Parish:** Elvington Parish Council
Commercial Team

Reference: 15/02475/FULM
Application at: Yara UK Station Yard Elvington Lane Elvington York
For: Erection of replacement raw materials store
By: Alan Capindale
Application Type: Major Full Application (13 weeks)
Target Date: 4 February 2016
Recommendation: Approve

1.0 PROPOSAL

1.1 The application seeks permission for the erection of a replacement dry storage building at Yara, Elvington.

SCHEME

1.2 The application seeks permission for the erection of a replacement storage building at Yara, Elvington. The replacement building would sit on the same footprint as the existing building but would be increased in height. The current building is in a poor state of repair, with heavy corrosion of the steel portal frames, and is clad in asbestos boarding. It has a footprint of 1196m² and is used for the storage of dry powder fertilizer prior to it being converted into liquid fertilizer.

1.3 The existing building has a ridge height of approximately 9.5m and the replacement is proposed to approximately 11m. It would be constructed with a 1m high brick base supporting cement board sheet cladding. All openings to the building would be retained as existing although the vehicular entrances would be higher in order to allow for modern delivery vehicles.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

2.2 Policies:

CYGP1 Design

3.0 CONSULTATIONS

INTERNAL

Highway Network Management

3.1 The proposal replaces an existing building with a taller one. There are no proposed changes to the access. No objections are raised

EXTERNAL

Elvington Parish Council

3.2 No objections

4.0 APPRAISAL

4.1 KEY ISSUES

- Visual impact
- Highways
- Drainage

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. A principle set out in paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 Paragraph 19 states that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

4.4 Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

4.5 Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible.

4.6 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF. The relevant policies are

4.7 The relevant policy is GP1. Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

VISUAL IMPACT

4.8 The proposed replacement building would be slightly visually more prominent within the locality. The building is located within an area comprising of mainly industrial units and is set back from the highway by approximately 180m. It is located behind existing storage buildings and adjacent to the existing large liquid fertilizer containers on site which to a degree mask the proposed structure.

HIGHWAYS

4.9 The replacement building does not increase the footprint above that of the existing structure and as such there would not be any additional delivery vehicles visiting the site.

DRAINAGE

4.10 The replacement building does not result in any additional hard standing being provided on site. All existing surface water is collected on site at present and stored within lagoons to the rear of the site. This water is then used in the process of converting the dry fertilizer to liquid fertilizer. As such there are no surface water drainage issues arising as a result of the development.

5.0 CONCLUSION

5.1 It is considered that the replacement building would not have a detrimental impact upon the character of the area or result in any loss of amenity and is in accordance with the NPPf and the City of York Council Local Plan.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Drawing numbers 38780/001 Rev A, 38780/002 Rev A, 38780/010 Rev A, 38780/011 Rev A and 38780/012 Rev A

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

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority attached appropriate conditions in order to achieve a positive outcome

Contact details:

Author: Heather Fairy Development Management Officer

Tel No: 01904 552217