

Date: 18 June 2020 **Ward:** Huntington/New Earswick
Team: East Area **Parish:** Huntington Parish Council
Reference: 19/02630/REMM
Application at: Hanson Quarry Products Europe Ltd Concrete Batch Plant
Pigeon Cote Farm Monks Cross Drive Huntington
For: Reserved matters application for appearance, landscaping,
layout and scale of the B1, B2 and B8 industrial units pursuant to
outline planning permission 18/00411/FULM
By: Mr James Dodwell
Application Type: Major Reserved Matters Application
Target Date: 30 June 2020
Recommendation: Approve

1.0 PROPOSAL

1.1 Reserved matters approval is sought for the appearance, landscaping, layout, and scale of 11 no industrial and storage units (use class B1, B2 and B8) to the north of Monks Cross Drive. The 11 no. units would be provided within 2 no. buildings. Part of the site has been cleared and the rest of site is currently occupied by a concrete batch plant. The original outline planning permission was part of a hybrid application which included full planning permission for the recently constructed storage building fronting onto Monks Cross Drive (18/00411/FULM granted by planning committee 07.06.2018). The outline part of the application approved access to the site.

1.2 The site is bounded to the north by a water filled ditch and a native species hedge, north of this boundary is a field which is allocated for housing development on the emerging Local Plan (ST8). To the east of the site are office blocks, to the south is the recently constructed self-storage building and the Monks Cross shopping complex. To the west is landscaping including ponds which provide habitat for newts, further west is a recently constructed hotel, to the south west are restaurants.

1.3 The proposed development does not comprise 'Schedule 1' development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development is however of a type listed in Schedule 2 (Urban Development Projects). The proposed development does not meet the applicable thresholds and criteria within the schedule. It is the view of Officers that the proposed site is not within or adjacent to an environmentally sensitive area (as specified in the regulations) and taking into account the characteristics of the proposed development, the location of the development, and characteristics of the potential impact and the proposed development would not result in significant

environmental effects and therefore an Environmental Impact Assessment is not required.

2.0 POLICY CONTEXT

2.1 The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005:

GP1 Design

GP9 Landscaping

GP15a Development and Flood Risk

NE2 River and Stream Corridors, Ponds and Wetland Habitats

T4 Cycle Parking Standards

2.2 The Publication Draft York Local Plan

D1 Placemaking

D2 Landscape and Setting

ENV2 Managing Environmental Quality

ENV5 Sustainable Drainage

WM1 Sustainable Waste Management

3.0 CONSULTATIONS

INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT

3.1 No objections

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT (LANDSCAPE ARCHITECT)

3.2 No objections to revised landscaping scheme

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT (ECOLOGY OFFICER)

3.3 There are no ecological objections to this application. A wider landscape buffer planted and managed as rough grassland along the northern edge of the site would provide greater benefits for biodiversity, in particular Great Crested Newts which are present in the adjacent land to the west. However, this is not required as specific mitigation.

LEAD LOCAL FLOOD AUTHORITY

3.4 No objections to the revised drainage plan: 305663-C-104 dated March 2020 showing an overall site surface water discharge no greater than 2 (two) litres/second.

PUBLIC PROTECTION

3.5 If floodlighting or external advertising lighting is to be provided a full Lighting Impact Assessment to be undertaken by an independent assessor detailing predicted light levels at the site boundary will be required – Request via condition. If illuminated signs are proposed, request that the illuminance levels are in compliance with the Professional Lighting Guide 05:2014 “The Brightness of Illuminated Advertisements”.

EXTERNAL CONSULTATIONS/REPRESENTATIONS

HUNTINGTON PARISH COUNCIL

3.6 Object, support the idea of the development in principle, they object to this application on the grounds set out by the Foss (2008) Internal Drainage Board namely: The proposed development would result in an increased rate of discharge to an existing surface water sewer thereby increasing the risk of flooding downstream.” (*Officer Note, the Foss IDB have subsequently removed their objection*)

YORKSHIRE WATER

3.7 Yorkshire Water have no objections to the following: The proposed amount of curtilage surface water to be discharged to the public surface water sewer pumped at a restricted rate of 2 (two) litres/second). The proposed point of discharge of surface water to the public surface water sewer to the east of the site. The proposed use of the petrol/oil/grit separator/interceptors.

FOSS INTERNAL DRAINAGE BOARD

3.8 Refer to the Condition 9 of the outline/hybrid planning permission which required drainage details to be submitted. Noted that only details have been submitted for the full part of the planning permission (the building to the south of the site). The IDB’s consent is required for any buildings, fencing, planting within 9 metres of the IDB infrastructure. Any discharge of works within or over IDB infrastructure will also require IDB consent. Request a condition: that the surface water drainage system will be implemented in accordance with the revised documents, so that the overall discharge rate for the two sites shall not exceed 2 litres per second.

4.0 REPRESENTATIONS

4.1 No representations were received.

5.0 APPRAISAL

PLANNING POLICY

PUBLICATION DRAFT YORK LOCAL PLAN (2018)

5.1 The Publication Draft City of York Local Plan 2018 ('2018 Draft Plan') was submitted for examination on 25 May 2018. In accordance with paragraph 48 of the NPPF as revised in February 2019, the relevant 2018 Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

5.2 The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications.

DRAFT DEVELOPMENT CONTROL LOCAL PLAN (2005)

5.3 The City of York Draft Local Plan Incorporating the Fourth Set of Changes was approved for Development Management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF as revised in February 2019, although the weight that can be afforded to them is very limited.

5.4 The revised National Planning Policy Framework was published February 2019 (NPPF) and its planning policies are material to the determination of planning applications.

SCOPE OF OUTLINE APPLICATION

5.5 The outline part of planning permission (18/00411/FULM) was for all matters reserved except access. The principle of development of the site for light and

general industry and storage and distribution use (classes B1, B2, and B8) has been approved in this outline planning permission. The access works were assessed and agreed as part of the outline application they cannot be reassessed as part of the current reserved matters application. Consideration of the Reserved Matters application allows for assessment of whether the layout, density, appearance and landscaping is appropriate. Conditions imposed on the outline permission do not need to be re-imposed.

DESIGN, LAYOUT AND APPEARANCE

5.6 Policy D1 of the Draft Local Plan (2018) and Chapter 12 of the NPPF places great importance to the design of the built environment. At paragraph 130, it states that poor quality design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

5.7 The reserved matters is for 1 no. block containing 5 units and a larger second block containing 6 units. The floor areas of the units varies between 186 sqm and 288sqm. The appearance of the 2 no. blocks is appropriate in its context. The proposed building would be horizontally clad in three colours – Merlin Grey, Sapphire (Dark) Blue and Metallic Silver to the front of each building and the south elevation of the block containing 1 - 5. The other elevations would be vertically clad in Metallic Silver.

5.8 The layouts and numbers are similar to the indicative layout submitted with the outline application. The proposed development is not considered to have any further impact on ecology, noise, contamination, visual amenity or character. The proposals accord with the indicative plans and description of development of the outline planning permission. The scale and appearance of the development is in keeping with the commercial nature of the surrounding area. The units are relatively small and would add to the variety of accommodation within the business park and the wider York Area.

LANDSCAPING

5.9 There is limited scope for soft landscaping within the site, however the agent has submitted details of a landscaping scheme which is considered to be acceptable. Condition 12 of the hybrid planning permission controls the timings of the implementation of the landscaping scheme.

HIGHWAYS

5.10 Plans were submitted during the process providing sufficient cycle parking provision. Information has been submitted to demonstrate that large vehicles can manoeuvre adequately within the space.

DRAINAGE

5.11 The NPPF sets out the Government's policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process and to direct development away from areas of highest risk. The site is in low risk flood zone 1 and should not suffer from river flooding. The outline planning permission requires drainage details to be submitted. A drainage scheme has been submitted that includes some alterations to the agreed drainage layout of the full planning permission part of the hybrid application. The wording of the condition on the original planning permission sets out that drainage details for each aspect should be submitted prior to the development of each aspect

5.12 Revised details have been submitted which demonstrate that a surface water discharge rate of 2 l/s (required by Condition 9 of the hybrid planning permission) can be achieved for the full development (full and outline/reserved matters development). It is considered necessary to include the drainage plan in the plans condition.

6.0 CONCLUSION

6.1 The principle of the B1, B2, and B8 units were approved under the outline part of planning permission 18/00411/FULM. The reserved matters application is considered to be in accordance with the outline planning permission. Wider development impacts are controlled via conditions imposed on the outline consent, including land contamination, acoustic issues, construction environmental management plan, drainage and landscaping.

6.2 It is considered that the proposed scheme would not have adverse impact that would outweigh the economic benefits when assessed against the policies in the NPPF taken as a whole, taking into account the details of the scheme and any material planning considerations. The proposal is considered to be sustainable development for which the NPPF carries a presumption in favour. As such, the proposal is considered to accord with national guidance in the NPPF and the Draft and emerging Local Plan policies.

7.0 RECOMMENDATION: Approve

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

Dwg No 1472 (S)05 P2 'Proposed Soft Landscaping' received 17 March 2020;
Dwg No 1472 (S)06 P1 'Site Levels Existing & Proposed' received 11 March 2020;
Dwg No 305663-C-104 'Overall Drainage Layout' received 10 March 2020;
Dwg No 305663-C-101 Revision A 'Drainage Layout' Outfall Routes' received 10 March 2020;

Dwg No 1472 (0)001 P2 'Plan and Section Units 1 - 5' received 09 December 2019;
Dwg No 1472 (0)02 P2 'Elevations Units 1 - 5' received 09 December 2029;
Dwg No 1472 (0)03 P1 'Plan and Section Units 6 - 11' received 09 December 2019;
Dwg No 1472 (0)04 P1 'Elevations Units 6 - 11' received 09 December 2019;
Dwg No 1472 (S)01 P1 'Location Plan' received 09 December 2019;

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

8.0 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 (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Requested revised plans
- Requested additional information

Contact details:

Case Officer: Victoria Bell

Tel No: 01904 551347