

COMMITTEE REPORT

Date: 9 January 2014 **Ward:** Strensall
Team: Major and **Parish:** Stockton-on-the-Forest
 Commercial Team Parish Council

Reference: 13/03256/FULM
Application at: Rear of The Lindens Sandy Lane Stockton On The Forest
York
For: Erection of workshop and storage building for steel coils
By: Mr J Jackson
Application Type: Major Full Application (13 weeks)
Target Date: 24 January 2014
Recommendation: Approve

1.0 PROPOSAL

1.1 Linden's Sandy Lane Stockton on the Forest comprises a substantial partially open air/partially enclosed storage facility for a specialist metal fencing and building product manufacturer. The site lies to the north east of the village centre which is inset within the York Green Belt. Planning permission is sought for the erection of a profile steel clad portal framed building some 7.8 metres high to the ridge and some 1,140 sq metres in area to house a workshop and storage area for steel coil and other metal products presently stored outside, prior to dispatch. The walls of the building would be coloured Juniper Green and the roof would be colour coated Goose Wing Grey.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1 Design
CYE3B Existing and Proposed Employment Sites
GP15A Development and Flood Risk

3.0 CONSULTATIONS

INTERNAL

3.1 Environmental Protection Unit raise no objection in principle to the proposal but express some concern with regard to the potential of noise from the operation to impact upon the residential amenity of neighbouring properties.

3.2 Strategic Flood Risk Management express concern in respect of the level of information submitted with the application in relation to surface water drainage.

EXTERNAL

3.3 Stockton on the Forest Parish Council were consulted in respect of the proposal on 31st October 2013. Views will be reported verbally if available.

3.4 The Foss Internal Drainage Board were consulted in respect of the proposal on 31st October 2013. Views will be reported verbally if available.

4.0 APPRAISAL

KEY CONSIDERATIONS

4.1 KEY CONSIDERATIONS INCLUDE

- * Impact upon the visual amenity of the wider street scene;
- * Impact upon the residential amenity of neighbouring properties;
- * Impact upon the local surface water drainage network.

STATUS OF THE DRAFT LOCAL PLAN

4.2 The York Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations in arriving at Development Management decisions although it is considered that their weight is limited except where in accordance with the National Planning Policy Framework.

IMPACT UPON THE VISUAL AMENITY OF THE WIDER STREET SCENE

4.3 Policy GP1 of the York Development Control Local Plan sets out a firm policy presumption in favour of new development proposals which respect or enhance the local environment, are of a layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area and ensure that residents living nearby are not unduly affected by noise or disturbance. Central Government Planning Policy in respect of Planning and Economic Development as outlined in paragraph 21 of the National Planning Policy Framework urges Local Planning Authorities to give significant weight to supporting existing Business Sectors taking account of their requirements for expansion.

4.4 The current proposal relates to a well established structural steelwork pre-fabricator and wholesaler operating from two site in Stockton on the Forest. The application site comprises a large elongated yard with two 7.8 metre high green powder coated industrial units along the street frontage and a substantial open storage area to the rear containing raw materials and finished structural components. The site boundaries are well sheltered with mature landscaping to the west, a storage yard in different ownership to the south and an operational farmyard directly to the east. The proposal envisages the erection of a substantial building which would house the existing range of activities that take place within the existing open yard. It would match closely the existing units along the site frontage in terms of its height, scale, massing and overall external appearance. As a consequence of its location it would not be readily perceptible in long or short distance views from outside of the site and any impact upon the visual amenity of the wider street scene would be minimal. The terms of Policy GP1 of the York Development Control Local Plan would therefore be complied with.

IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES

4.5 Concern has been expressed by the Environmental Protection Unit in relation to the impact of the proposed building upon the residential amenity of neighbouring properties. However, the proposal solely relates to the erection of a building albeit a substantial one to house an operation presently taking place at the site. The nearest residential property is also some 140 metres to the north east and sheltered by the existing units to the north in terms of its relationship to the application site. Any impact upon the residential amenity of neighbouring properties would therefore be negligible.

IMPACT UPON THE LOCAL SURFACE WATER DRAINAGE NETWORK

4.6 Policy GP15a) of the York Development Control Local Plan sets down a firm policy requirement that developers must satisfy the Local Planning Authority that any flood risk will be successfully managed with the minimum environmental effect whilst ensuring that the site can be developed, serviced and occupied safely. The application site consists of the construction of a building to house an existing operation taking place in the open air within a yard surfaced with compacted gravel. The application site lies within Flood Zone 1 and therefore has the lowest defined level of flood risk. The application site is presently drained by soak away and the proposal would not lead to any material impact upon the local pattern of surface water drainage by reason of increased hard surfaced area, increased flows or significantly re-directed flows. The proposal is therefore felt to be acceptable subject to the final detail of the surface water drainage scheme being conditioned as part of any permission.

5.0 CONCLUSION

5.1 Linden's Sandy Lane Stockton comprises a substantial partially enclosed/partially open air storage facility operated by a manufacturer and wholesaler of specialist metal building products. Planning permission is sought for the erection of a 1,140 sq metre industrial unit to house a range of workshop and storage activities presently undertaken in the open air. The proposed unit would closely match the existing units at the site in terms of scale, massing and appearance and would have minimal impact upon the visual amenity of the wider street scene. The proposal is therefore felt to be acceptable in planning terms and approval is recommended.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 PLANS1 Drawing Refs: - 11-861-1; 11-861-2 and 11-861-3.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials including details of cladding colour to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

4 Development shall not begin until details surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site.

7.0 INFORMATIVES: Notes to Applicant

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 took the following steps in order to achieve a positive outcome:

Imposition of reasonable conditions to ensure an appropriate design and flood risk management.

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