

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 10 February 2004

PLAN: 02	CASE NUMBER: 03/03388/FUL
APPLICATION NO. 6.83.57.R.FUL	GRID REF: EAST 433627 NORTH 459956
	DATE MADE VALID: 23.07.2003
	TARGET DATE: 17.09.2003
	WARD: Claro

APPLICANT: S+B Utilities Ltd

AGENT: Arch-Tech Design

PROPOSAL: Erection of 1 no detached industrial unit (Use Class B2- General Industry).

LOCATION: SB Utilities Site Adjacent Interprint Market Flat Lane Scotton
Knaresborough North Yorkshire

REPORT

This application was reported to Area 2 Development Control Committee on 14th October 2003, where members agreed to defer consideration of the application so that traffic counts on the roads in the vicinity of the site could be carried out. Traffic counts were carried out by the County Highway Authority on Market Flat Lane, and on Low Moor Lane, either side of the junction with Market Flat Lane, at the same location as traffic counts have previously been undertaken, in 2001. In addition the applicants commissioned a traffic count specifically counting traffic generated by the Nidd Vale Business Park. The results of both sets of counts, and an analysis of the results is provided in section 3 of the Assessment of Main Issues below.

SITE AND PROPOSAL

The site lies adjacent to Interprint on Market Flat Lane in Lingerfield. The site is previously developed and is surrounded by a mix of uses, a large printworks, Interprint lies immediately to the south east of the site, and a classic car restorers lies immediately to the south west. These uses share the same access out onto Market Flat Lane as the application site. To the north west of the site lies an intensive chicken farm, and there is a caravan site located to the north east of the site.

The application proposes a building of 820sqm to form a single unit within use class B2, on a similar footprint as the building proposed under 6.83.57.Q.RENEW, with 19 car parking spaces located around the building and a secure storage yard to the north west of the building. The proposed building will provide accommodation for SB Utilities, a firm involved in minor civil engineering, who are currently based at Old Station Yard Nidd, but who are seeking alternative accommodation in the area.

MAIN ISSUES

1. Principle
2. Environmental Health Issues
3. Access and Parking

RELEVANT SITE HISTORY

6.83.57.G.PA - Industrial/Warehouse development: Approved 29.09.87

6.83.57.L.PA - Erecting new works and offices: Approved 05.03.1991

6.83.57.M.FUL - Erection of 3no B2 industrial Units: 01.06.1998

6.83.57.Q.RENEW - Renewal of unimplemented permission 6.83.57.M.FUL for the erection of 3 no B2 industrial units: Pending Consideration

CONSULTATIONS/NOTIFICATIONS

Parish Council

Scotton

Minerals & Waste Planning, NYCC

No comments received

Environment Agency

No objections subject to conditions

Environmental Health

No objections subject to conditions

Highway Authority

No objection subject to conditions

H.B.C Land Drainage

Adequate provision for disposal of surface water shall be made within the development

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 29.08.2003

PRESS NOTICE EXPIRY: 29.08.2003

REPRESENTATIONS

SCOTTON PARISH COUNCIL - Comments received 18th August 2003:-

"The only approaches to this site are through Scotton, Lingerfield, Scriven, or Farnham and two of these routes pass the village school. This company uses large vehicles and its operations involve the use of large plant. This type of development is inappropriate to his rural setting and the Parish Council aware of and in full agreement with the parishioners' very strong feelings, are greatly concerned about both the increasing industrialisation and

commensurate traffic increases in this area - particularly the increased volume of heavy vehicular traffic. The whole site is overdeveloped"

Further comments received 1st September and 12th September 2003: Refer to letters appended to report at Appendix 1.

OTHER REPRESENTATIONS - 2 Petitions have been received.

189 signatures are:-

"upset that their enjoyment of such a peaceful setting will be ruined by the proposed industrial development causing unacceptable noise and congestion in what is predominantly a rural and leisure area."

62 signatures are :-

Against the increase in traffic flow.

Against the additional noise and the hours of work in a rural location where any further development of this type will dominate what is presently the quiet hamlet of Lingerfield.

113 letters have been received making representations including:-

Increase in volume of traffic on rural roads

Increase in traffic hazard

Adverse effect on the village character/ conservation area and quality of life in a quiet rural area

Unacceptable Noise pollution levels

Inappropriate location/other more suitable sites in Harrogate and Knaresborough

Detrimental impact on local Leisure Tourism businesses and loss of income

No advantage to the local economy as the business is a relocation

Greenery and wildlife habitat destroyed prior to the consideration of the application

Concern over disposal of surface water and the effect on the water table

Environmental Impact report requested as the land was previously refuse tips.

Further development in the area is premature until the Northern Relief Road plan is implemented

Concern that premises will not be regularly inspected to monitor Environmental Health issues

Mass, scale and building materials inappropriate

Anomalies on the planning application form

Lack of landscape screening/buffer zone to the caravan park

Contravenes Local Plan Policies

Welcome Interprint expansion as it would create more jobs for local people

Previous planning consent has expired

VOLUNTARY NEIGHBOUR NOTIFICATION - None undertaken.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG4 Industrial and Commercial Development and Small Firms

PPG13 Planning Policy Guidance 13: Transport

LPE02 Harrogate District Local Plan Policy E2: Retention of Industrial/Business Land and Premises

LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity

ASSESSMENT OF MAIN ISSUES

1. PRINCIPLE - The application seeks permission for principally the same development proposed by 6,83.57.Q.RENEW, being on the same footprint and for the same proposed use, B2, and is effectively an alternative proposal for the site. Despite being on the same footprint, this application does propose additional floorspace, by having additional space at first floor level for offices and storage. Given that if the renewal application is approved SB Utilities could occupy that building, and could carry out internal works to provide the additional floorspace without permission it is considered that there is no major difference between this application and the renewal in principle.

2. ENVIRONMENTAL HEALTH ISSUES - A number of residents are clearly concerned at the prospect of this particular business operating from this site, however as previously stated there would be nothing to prevent this company from occupying the renewal scheme, if approved, and no hours of use or noise conditions were imposed on that permission. The service yard is located as far from the residential properties as possible. The same proposed conditions will apply in relation to gas migration, contamination and groundwater quality, as are proposed for the renewal application.

3. ACCESS AND PARKING - The Highway Authority have no objection to the proposals subject to the imposition of conditions requiring provision of satisfactory visibility and provision of turning and parking areas are recommended. At the Area 2 Development Control Committee on 14th October 2003 members were concerned about traffic, and specifically that, for various reasons there has been an increase in traffic since the permission in 1998 was approved. Members therefore agreed to defer consideration of the applications until traffic counts had been undertaken to establish whether there has been any significant increase in the level of traffic on the roads in the vicinity of the site, which would represent a material change in circumstances since the granting of permission in 1998. The results of the County Highway Authority's counts are appended to this report at Appendix 2. These show the percentage increase in traffic between January 2001 and December 2003. The traffic count of the traffic associated with the Nidd Vale Business Park

is also attached to this report at Appendix 3. The Highway Authority have analysed the results of both surveys and conclude that "the traffic increase on Low Moor Lane (15% in 3 years) is higher than national growth rates but I would not consider this a big enough traffic increase to constitute a material change in planning terms. Traffic on Market Flat Lane has increased by only 5%. Traffic generated by Nidd Vale Business Park has been surveyed at 140 vehicles/day".

CONCLUSION - The application is an alternative scheme to the previous application considered which is a renewal of a previous planning permission, the traffic counts do not demonstrate a material increase in the volume of traffic on nearby roads and therefore approval is recommended.

CASE OFFICER: Ms Sara Purvis

RECOMMENDATION

That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 HW10 VISIBILITY SPLAYS
- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN
- 6 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 7 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 8 CB05A BUNDING OF TANKS
- 9 No development approved by this permission shall be commenced until the applicant has undertaken an investigation to assess the impact of the development of the site on the water environment; identify the risk of pollution and specify any remedial measures required; and a report detailing these measures has been submitted to and approved by the Local Planning Authority. Thereafter the development shall proceed in strict accordance with the measures approved.
- 10 If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the applicant has submitted and obtained approval from the Local Planning Authority and addendum to the method statement. This addendum must deal with how this unsuspected contamination shall be dealt with.
- 11 Prior to being discharged into any watercourse, surface water sewer or soakaway all surface water drainage shall be passed through an oil interceptor designed and constructed to have capacity compatible with the site being drained. Roof water shall not pass through the interceptor.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS

- 4 HW10R ROAD SAFETY REQUIREMENTS
- 5 HW18R ROAD SAFETY REQUIREMENTS
- 6 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY

- 8 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT
- 9 To assess risks to the water environment; to prevent pollution of the water environment.
- 10 To ensure that the development complies with the approved details in the interests of the protection of controlled waters.
- 11 To protect the groundwater quality of the area.

