

HARROGATE BOROUGH COUNCIL

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

DATE: 4 May 2004

PLAN: 02	CASE NUMBER: 04/01620/FUL
APPLICATION NO. 6.69.6.P.FUL	GRID REF: EAST 434949 NORTH 463143
	DATE MADE VALID: 26.03.2004
	TARGET DATE: 21.05.2004
	WARD: Claro

APPLICANT: Houseman & Falshaw Limited

AGENT: Barber Titleys

PROPOSAL: Erection of workshop and storage building (Use Class B1 & B8).

LOCATION: Jubilee Court (formerly Jubilee Mills) Copgrove Harrogate North Yorkshire HG3 3TB

REPORT

SITE AND PROPOSAL

Jubilee Mills is an industrial estate about 500m east of Copgrove. The site includes a number of large industrial sheds, set back on the north side of the road between Copgrove and Staveley. The site is occupied by a number of companies and one of these, Abacus, has recently been redeveloping its buildings on the eastern half of the site.

The applicants occupy a site at the west end of the site, which includes a flat-roofed building with a storage yard behind. The applicants, Houseman & Falshaw, are civil engineers and their work includes joinery and fabricating steelwork. The firm employ 18 people on site. Further details of the applicants' need for the building are included in the attached letter from the agents (Appendix 1).

It is proposed to erect a building on agricultural land to the rear of this site. The proposed building would measure approximately 35m long, 15m wide and 8m to ridge height. The building would be built from dark green profile sheeting. The building would provide 525 square metres of floorspace and would be used for manufacturing and storage (Use Classes B2 and B8). Two doors in the front (south) elevation would afford access from the existing service road and from within the existing storage yard.

An open storage yard would extend to the north and east of the proposed building. This would effectively 'round off' the industrial estate, extending it by an area measuring approximately 75m by 28m. The extended area would be bounded by a post and rail fence as existing.

In April 2003 planning permission was granted for a similar scheme for Abacus Direct (Ref 6.69.6.M.FUL). That scheme comprised the same extension of the industrial estate, and

the erection of a storage building measuring 39m by 25m and 9m to ridge height. The open area to the east of that proposed building was to be used for a turning area and parking.

In February 2004 Abacus subsequently obtained planning permission for this building to be erected closer to their existing buildings (Ref 6.69.6.N.FULMAJ). Planning permission was granted subject to a Section 106 agreement to the effect that Abacus would only proceed with one of these two permissions.

MAIN ISSUES

1. Policy
2. Traffic
3. Landscape
4. Hours of operation

RELEVANT SITE HISTORY

6.69.2.PA - Erecting Regional Offices: Granted 10.07.74

6.69.6.C.FUL - Extending office block: Granted 18.10.79

6.69.2A.FUL - Erection of two-storey office extension and erection of vehicle maintenance building: Granted 30.08.00

6.69.6.M.FUL - Erection of storage building (Use Class B8): Granted 14.04.03

6.69.6.N.FULMAJ - Erection of storage building (Use Class B8): Granted 04.02.04

CONSULTATIONS/NOTIFICATIONS

Parish Council

Copgrove

Highway Authority

No objection

Landscape Officer

Not yet received

Environmental Health

Not yet received

Minerals & Waste Planning, NYCC

Not yet received

Economic Development Officer

Not yet received

Local Plans Policy

Not yet received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 30.04.2004
PRESS NOTICE EXPIRY: 30.04.2004

REPRESENTATIONS

None yet received.

RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- SPI6 North Yorkshire County Structure Plan Policy I6
- LPE06 Harrogate District Local Plan Policy E6: Redevelopment and extension of industrial and business development
- LPC02 Harrogate District Local Plan Policy C2: Landscape Character
- LPC11 Harrogate District Local Plan Policy C11: Landscaping of Development Sites
- LPC12 Harrogate District Local Plan Policy C12: Agricultural Land
- LPC15 Harrogate District Local Plan Policy C15: Conservation of Rural Areas not in Green Belt
- LPT01 Harrogate District Local Plan Policy T1: The Highway Network

ASSESSMENT OF MAIN ISSUES

1. POLICY - Local Plan Policy E6 permits the expansion of existing industrial and business sites provided this would not cause unacceptable planning problems. The justification for this Policy states that the expansion of existing firms in the area is to be especially encouraged and is considered to warrant special circumstances. The justification goes on to say that where development would involve the extension of an existing site for an established firm outside the built framework of a settlement, permission will normally be given so long as there is no significant adverse effect on the character or appearance of the area or on residential amenity and where there are no overriding planning objections (e.g. through traffic or environmental impact).

The impact of the proposed development in terms of traffic and landscape are considered below.

Structure Plan Policy I6 states that industrial or commercial development will normally be permitted within, or where appropriate, adjoining, existing industrial estates.

2. TRAFFIC - The proposed development is expected to generate 2 HGV movements per week, with a maximum vehicle weight of 38 tonnes. There would also be 8 light van movements per day, together with the traffic associated with the 4 additional staff to be employed on site.

The Highway Authority has no objection to the proposed development. Recent developments here have generated much local objection on the grounds of the increase in HGV traffic on local country roads. However, much of this concern was prompted by the Hymas operation, and the Highway Authority has made it clear in the past that it regards Jubilee Mills as a minor contributor to heavy vehicle movements in the area. The proposed development would generate a relatively small number of HGV movements, and this is not

considered to cause undue harm to the local area.

3. LANDSCAPE - The industrial estate is open to the fields to the north and west, with a post and rail boundary fence augmented with some planting on the north boundary. The proposed building will therefore be visible from public views on the western approach on the road from Copgrove. However, the building will be to the rear of the site, and will be viewed in the context of existing compact group of modern sheds. In these circumstances it is considered that the proposed building would not have an adverse impact on the character and appearance of the surrounding landscape.

Nonetheless, the proposed storage yard would be open to the fields to the north and east, and it is considered appropriate to seek some planting along these boundaries.

4. HOURS OF OPERATION - It is proposed to operate the site in accordance with existing hours; 0730-1900 Monday-Friday, 0730-1700 Saturday. The applicant has operated on this basis for many years without complaint, and there are no residential neighbours nearby. The site has been used in emergencies on Sundays, again apparently without complaint, and this may continue in the proposed building. However, it is considered inappropriate to approve Sunday working with any permission granted here. If this emergency use then intensified such that it becomes a nuisance, the authority would retain the ability to address the issue through planning or environmental health legislation.

CONCLUSION - The proposed development represents the extension of an existing industrial estate to accommodate an expanding business. A similar application was granted planning permission last year. Such proposals have strong policy support in the Structure Plan and Harrogate District Local Plan. While there have been local concerns about heavy vehicle movements in the area, this application needs to be considered on its merits, and by itself is not considered to cause undue harm in this regard. The proposed building is also considered to be acceptable in terms of its effect on the landscape, and is therefore recommended for conditional approval.

CASE OFFICER: Mr M Williams

RECOMMENDATION

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

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC02 DEVELOPMENT IN ACCORDANCE WITH DRAWINGS
- 3 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 4 CL04 REPLANTING IF ANY TREES/SHRUBS DIE
- 5 CD09 ASBESTOS COLOURING
- 6 CN01 HOURS OF WORKING ... 0730-1900 ... 0730-1700

Reasons for Conditions:-

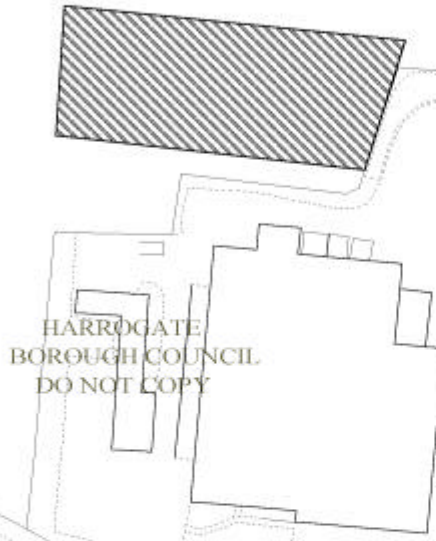
- 1 CA05R TO COMPLY WITH SECTIONS 91-94

- 2 CC02R COMPLIANCE WITH DRAWINGS
- 3 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 4 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 5 CD09R VISUAL AMENITY
- 6 CN01R AMENITIES OF NEIGHBOURS



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Jubilee
Mills

The Grange

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WATH LANE

Harrogate
BOROUGH COUNCIL

Area 2 DC Committee

04/05/2004

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App No.: 6.69.6.P.FUL

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Scale: 1:1250 (at A4 size) Item No: 2

Drawn by: June Brown

Site Area: 0.2 hectares

Site



Produced for Development Control Area Planning Committee for site identification purposes only.