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Harrogate Borough Council
Department of Technical Services
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26 March 2004

Dear Sir

**Land at Jubilee Mill, Copgrove
Application for the Erection of a Workshop Building
Houseman & Falshaw Limited**

We are instructed by Houseman & Falshaw Limited who have office, workshop and storage facilities at Jubilee Mill in Copgrove. With this letter we enclose a planning application for the erection of a new workshop building, by way of expansion of the existing operation, on land adjoining their existing premises at Jubilee Mill which comprises

- 1 Application Form (x5)
- 2 Location Plan (x5)
- 3 Site Plan (x5)
- 4 Elevational drawing (x5)
- 5 Fee of £1540

Background to the Application

Houseman and Falshaw are a local and successful company founded 25 years ago. From an original workload largely based on agriculture they expanded into the field of civil engineering and groundwork which has formed the main part of their business for some years.

About 3 years ago the company relocated their whole operation to Jubilee Mill when their outlying depot and workshop at Wormald Green was redeveloped. This consolidation increased efficiency and assisted with their planned expansion which has seen the company grow by some 45% over the last four years.

With this expansion, the range of work the company undertakes has widened. In addition to its traditional areas, it has an increasing workload consisting of building and general construction projects. It is anticipated that this will support the continued expansion of the business which is programmed to increase by a further 25% over the next two years.

The Need for the New Building

The continued success of the company has put pressure on the existing premises it occupies. This has resulted from an increased need for storage, from the growing number of vehicles run by the company and from the new requirements arising out of the general construction and building projects with which the company is increasingly involved.

The latter has both increased the demand for storage space and has also increased and changed the demands placed on the company's workshop facilities. In particular the need for fabrication of bespoke steelwork, and purpose made joinery components, has increased considerably.

Currently the only workshop on site is that built in 2001 as part of the consolidation at Jubilee Mill from Wormald Green. This was larger and better equipped than the one it replaced at Wormald Green, and was adequate at the time to meet the company's main need which has, in the past, been to maintain the company's fleet of vehicles.

It is still adequate to meet that need but is insufficient to meet the growing demand for the bespoke fabrication for the following reasons.

First, in terms of size it measures 10m x 14m. This restricts the size of the materials which can be handled in the building and the problem is made worse by the maintenance and other activities which also have to be carried on within the building.

Secondly, if there are vehicle breakdowns which have to be dealt with immediately, this can prevent any joinery or fabrication being carried on in the building for the duration of the repair.

Thirdly, access to the building is severely restricted. It is difficult to manoeuvre materials from the access route into the secure compound through which access to the existing workshop is taken. This is as a result of the width of the access, the proximity of other buildings and also the size of some of the materials to be worked on (for instance lengths of steel) which can be large and unwieldy. Once in the compound, which is also used for storage and for the secure storage of vehicles and overnight, the route to the building itself is difficult.

The problems are made worse by the lack of adequate storage facilities, which has resulted in materials being stored immediately adjoining the circulation route which are best kept unobstructed, and even on dedicated parking spaces of an adjoining unit.

Some photographs are appended showing the difficulties of the current workshop and arrangements and overspill storage.

The Proposal

Permission is sought to erect a new single span, purpose built building to the rear of the existing premises. This will be divided internally into a joinery workshop and a fabrication shop for bespoke steelwork, to meet the needs for these operations to be carried on on-site. This is needed to support the continued growth of the business and will enable the creation of four new full-time jobs.

The building is sited on land currently in agricultural use, but in the same ownership as the rest of the employment site. It is the same area where permission was recently granted

for the expansion of Abacus, whose need was subsequently accommodated on land better related to its existing premises.

This is fortunate as the land could not relate better to our client's current premises and is perfectly situated to meet the identified need.

The building itself has been designed to enable access to be taken directly from the circulation road serving the employment area. The orientation of the building allows materials to be loaded directly into it. It also allows direct access to the secure yard.

There is sufficient space to provide a building of a size capable of accommodating both the operations which will be undertaken. The height enables suitable crane/hoists to be provided within the workshop to handle the materials. However, the proposed building remains both smaller and lower than the building previously approved for Abacus.

The remainder of the site is available to meet the existing shortage of storage space, for which there will be an increasing need as the business continues to grow. It will enable the existing storage requirement to be met within a properly designated area and remove the items which have spilled into common areas at Jubilee Mill. It will be used principally for pallet based storage and, for health and safety reasons, pallets are rarely stacked more than two high.

Policy Considerations

The policy aspects of this proposal are identical to those on the application of Abacus for the same site which was approved. In that case officers confirmed in their report to Area 2 Committee (24 April 2003) that the relevant policies were Structure Plan policies I6 and Local Plan policy E6.

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

E6 permits the expansion of existing industrial and business sites provided that this would not cause unacceptable planning problems. The justification to this policy states that expansion of existing firms in the area is to be especially encouraged and is considered to warrant special circumstances. It 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.

In this case the earlier permission has established that the site represents a suitable rounding off of the employment area and also the acceptability of development on this area in terms of visual and other impact.

The use proposed in the new building, which has no close residential neighbours, is the same type of activity already carried out on the adjoining land without difficulty.

The road network is adequate to serve the site which will generate little additional traffic. We note that the highway authority recently considered traffic impact issues on the surrounding road network, but declined to impose any weight restriction.

In summary, therefore, the proposal complies with development plan policy as an expansion of an existing business. The earlier approval for Abacus (in that case for a larger

and higher building) has established that the development of this site is acceptable in terms of impact on its surroundings and otherwise. It will also create 4 new full time jobs so bringing with it employment benefits.

We can identify no material considerations which would indicate that this application, which accords with the development plan, should be other than approved. We would thus ask you to support it.

If you require any further information or clarification, or have any matters of concern, please would you let our Mr Axe know as soon as possible.

Yours faithfully

BARBER TITLEYS