

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 6: LIST OF PLANS.

DATE: 8 February 2005

PLAN: 03	CASE NUMBER: 04/03422/FULMAJ
	GRID REF: EAST 438565 NORTH 465775
APPLICATION NO. 6.63.94.A.FULMAJ	DATE MADE VALID: 05.07.2004
	TARGET DATE: 04.10.2004
	WARD: Newby

APPLICANT: Reed Boardall Cold Storage Ltd

AGENT: Peacock And Smith

PROPOSAL: Erection of cold storage building with integral offices, associated staff car parking, link access road and formation of balancing pond (revised scheme).

LOCATION: Land Comprising Part OS Field Nos. 5879 And 5866 Becklands Close Bar Lane Roecliffe York North Yorkshire

REPORT

SITE AND PROPOSAL

This is an application for a further coldstore on land to the west of the existing five coldstores.

The application site is currently in agricultural use with mature trees/hedging forming the north east and south boundaries with a clipped hedge forming the eastern boundary.

There is a public right of way (Becklands Lane) to the east and south of the site.

Land to the north includes a SINC (Site of Importance for Nature Conservation) and significant established industrial development on Bar Lane.

The proposed coldstore extends to 9300 sq.m (150m x 62m) with an eaves height of 15.5m. In addition there is a plant room, battery charge area, dock loading area, staff facilities and office bringing the total external footprint of the building to 12490 sq.m. Visually the building would resemble the other coldstore, although it is proposed to use more than one colour of cladding to visually break up the massing.

The application is supported by a planning statement, the applicants statement of operational matters and a landscape and visual assessment report. A landscaping scheme has been prepared and provision has been made for a new permissive footpath along the northern and western boundaries.

Access to the coldstore would be via the existing site access off Bar Lane, through the site and the recently approved trailer park which lies to the south of the application site.

Currently the business provides for 540 full time and 35 part time jobs. This proposal will create a further 72 full time and 5 part time jobs.

MAIN ISSUES

1. Land Use
2. Visual/Landscape Impact
3. Employment

RELEVANT SITE HISTORY

None.

CONSULTATIONS/NOTIFICATIONS

ROECLIFFE PARISH COUNCIL (63)

Roecliffe

The British Horse Society

and Harrogate Bridleways Association - Object to the application.

D.L.A.S Arboricultural Officer

Advises that the planting associated with this development will more than compensate for the loss of trees. The retained trees should be protected to the highest standards.

Environment Agency

Recommend conditions

Ramblers Association

Object to proposed access road crossing the footpath but consider that a format diversion along the suggested permissive path could provide a solution.

BOROUGHBRIDGE TOWN COUNCIL (64)

Boroughbridge Town Council

Heritage Unit of NYCC

Advises a scheme of archaeological work should be undertaken

H.B.C Land Drainage

Advises consultation with the Environment Agency and the Internal Drainage Board.

Economic Development Officer

Reiterates support for the application referring to job creation, environmental benefits, unique road access, job opportunities for blue collar workers, logistical benefits and importance to the local economy (full details attached as Appendix 1).

Environmental Health

Advises that chiller/refrigeration units should include noise attenuation measure and be

positioned as far away from noise sensitive premises as possible.

Highway Authority

Recommend conditions and a green travel plan.

Yorkshire Wildlife Trust

No comments received

English Nature

No objection.

MOD Safeguarding and Byelaws

Express concern about the balancing ponds becoming a feeding ground for "hazardous" waterfowl to avoid birdstrike risk.

DOT - Highways Agency

No objections.

Landscape Officer

Objects to the visual impact and the further harm to the rural landscape, even though it may be an improvement on the previous application (see assessment).

Claro Internal Drainage Board

Advise that run off should be restricted to the agricultural rate of run off and there should be no direct or indirect connection to the River Tutt without the Boards approval.

Countryside Officer Dan McAndrew

Advises construction work is not carried out between March and July to avoid impact on breeding birds and measures put in place to avoid silty water entering the SINC following local storm events.

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 13.08.2004

PRESS NOTICE EXPIRY: 13.08.2004

REPRESENTATIONS

ROECLIFFE PARISH COUNCIL - The Roecliffe and Westwick Parish Council object for the following reasons:-

1. In June 2003 Harrogate Borough Council rejected a similar application on the grounds that it contravened Section C.15 of the Harrogate District Local Plan. Although Reed Boardall's revised scheme has reduced the mass of the Cold Storage Building, it will still be visually intrusive in the countryside.

2. Reed Boardall's philosophy seems to be "If yet one more very large building (smaller than previously applied for, but really no less visually intrusive), if built close enough to the existing ones, will not degrade this area any further". This must be rubbish, and the same

argument could be used to develop the site even further. The application No.6.63.88.C.FULMAJ 02/05282/FULMAJ for a new parking area of 2.09 hectares, seems to imply this.

3. A further 27 Trailer movements in and out of Reed Boardall's site will cause even more tailbacks in Bar Lane. These together with movement of a further 77 employees cars (85 in a recent letter sent to villagers by Reed Boardall), will make traffic in Bar Lane intolerable. A Highways review must be called for. (We were surprised to learn that they had made no objection to the plans, without even visiting the site!).

4. In an area of full employment bringing people in from out of the area will increase "car miles to work" which is contrary to government guidelines.

5. Although Reed Boardall state that some rainwater will be recycled, the remainder will flow to the River Tutt. This along with water drainage from the aforementioned application for additional parking, which has no recycling envisaged, must increase the danger of flooding to Boroughbridge.

BOROUGHBRIDGE TOWN COUNCIL - Do not object to or support the application but wishes to make the following comments or safeguards:-

The Town Council feels that it is important that if the application is approved then the screening of the site should be effective. It would also like to see the buildings (new and present) painted in a colour that would blend in more with the environment.

OTHER REPRESENTATIONS - 44 letters of objection have been received:-

- Encroach on village (Minskip).
- Effect on public right of way.
- Visual impact.
- Traffic.
- Impact on wildlife.
- Light and noise pollution.
- Flood rise/drainage.
- Effect on trees.
- Property devaluation.

The Council for the Protection off Rural England also object to the development.

2 letters of support have been received including one from Boroughbridge and District Anglers Club.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

- PPS1 Planning Policy Statement 1: Delivering Sustainable Communities
- LPC05A Harrogate District Local Plan (2001, as altered 2004) Policy C5A: Protection of Hedgerows
- LPC12 Harrogate District Local Plan (2001, as altered 2004) Policy C12: Agricultural

- Land
- LPC15 Harrogate District Local Plan (2001, as altered 2004) Policy C15: Conservation of Rural Areas not in Green Belt
 - LPC03 Harrogate District Local Plan (2001, as altered 2004) Policy C3: River and Stream Corridors
 - LPC05 Harrogate District Local Plan (2001, as altered 2004) Policy C5: Woodland and Forestry
 - LPA01 Harrogate District Local Plan (2001, as altered 2004) Policy A1: Impact on the Environment and Amenity
 - LPE06 Harrogate District Local Plan (2001, as altered 2004) Policy E6: Redevelopment and extension of industrial and business development
 - LPE08 Harrogate District Local Plan (2001, as altered 2004) Policy E8: New Industrial and Business Development in the countryside
 - LPNC03 Harrogate District Local Plan (2001, as altered 2004) Policy NC3: Local Wildlife Sites
 - LPNC04 Harrogate District Local Plan (2001, as altered 2004) Policy NC4: Semi-Natural Habitats
 - LPNC06 Harrogate District Local Plan (2001, as altered 2004) Policy NC6: Species Protected by Law

ASSESSMENT OF MAIN ISSUES

1. LAND USE - The proposed development is on agricultural land which is not allocated for industrial development.

Policy E6 of the Local Plan permits the expansion of existing industrial sites but generally its expansion will be expected to take place within the confines of existing sites in order to protect the countryside.

Policy E8 of the Local Plan allows for new development in the countryside providing this is small scale requiring a countryside location for operational reasons. This is not small scale development but nevertheless should be considered against the existing coldstores. There is little doubt that the site is well located in respect of its relationship to the classified road network and Members must make a judgement in respect of the impact of the development on the character and appearance of the area.

Outside development limits Policy C15 of the Harrogate District Local Plan seeks to retain existing land uses. The policy goes on to say that development in the rural areas will only be permitted where it is appropriate to a rural area or it contributes to the rural economy. In this particular case it cannot be argued that development of this site is appropriate to a rural area. However, it can be argued that this development contributes not simply to the rural economy but to the economy of the whole district. It is also seen adjoining the existing coldstores and adjacent industrial and commercial development. Members must therefore make a balanced judgement on this issue.

2. VISUAL/LANDSCAPE IMPACT - It is considered that this is a much improved scheme when compared to the last submission. The building has been reduced in size and it is proposed to introduce a mixture of cladding colours to break up the mass of the coldstore

However there are still outstanding landscape objections based on the following grounds:-

1. The landscape impact to the existing right of way due to the introduction of a vehicle crossing point (although the County Council are satisfied with the solution being offered by the applicant which minimises any conflict between vehicles and pedestrians). The applicants have shown the availability of a permissive footpath across the northern and western boundaries would avoid the need for this crossing point of the alternative was formally created, but the solution agreed with the Highway Authority shows that the creation of a new footpath is not a pre-requisite to the development.

2. The loss of approximately 2000 sq.m. of ridge and furrow.

3 Visual impact upon users of the existing footpath and the area to the south of the site.

3. EMPLOYMENT - The employment benefits are laid out in the consultation reply from the Economic Development Officer attached as Appendix 1. They remain unchanged since the last application. Such benefits not only to the rural economy but the whole district must be weighed in the balance.

CONCLUSION - Members must make a balanced decision taking into account a commitment to protect the countryside and the economic benefits of allowing an existing company to expand further. This scheme represents significant improvements compared to the scheme refused in 2003. Other issues raised by Roecliffe Parish Council and residents are not to be ignored but would not in isolation warrant refusal as there may be mitigating measures to protect trees, deal with drainage and lighting and maintain the public right of way.

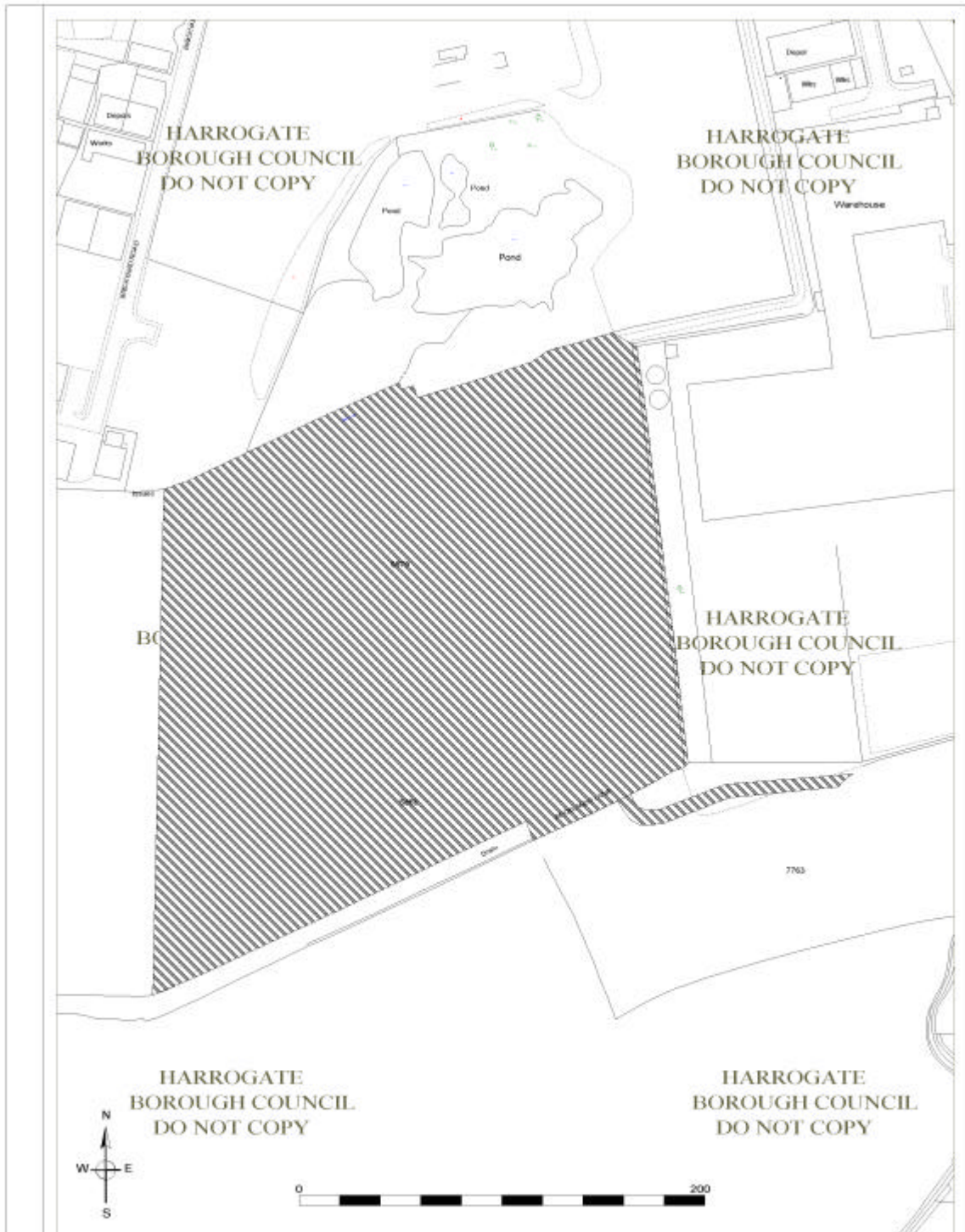
The central issue is very finely balanced but it is concluded that the harm to the countryside by the development of this particular site outweighs the benefits and refusal is recommended.

CASE OFFICER: Mr R N Watson

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The proposed development by virtue of its size, scale and massing would be visually intrusive in the countryside and would conflict with Policy C15 of the Harrogate District Local Plan (adopted 2001, amended 2004).



Harrogate
BOROUGH COUNCIL

This map is reproduced from Ordnance Survey Master unless otherwise permitted.
 © Crown Copyright. All Rights Reserved. Ordnance Survey.
 Ordnance Survey is a registered trademark of Ordnance Survey.
 Copyright © 2004 Ordnance Survey. All Rights Reserved.

Area 2 DC Committee

08/02/2005

App No.: 6.63.94.A.FULMAJ

Case No.: 04/03422/FULMAJ

Scale: 1:2500 (at A4 size)

Item No: 3

Drawn by: J Brown

Site Area.: 6.02 hectares

Site 

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