

## **MATTER DEALT WITH UNDER DELEGATED POWERS**

07/03 – **APPLICATION NO 6.71.102.E.EIAMAJ BY P HUTTON FOR ANIMAL SHEDS, LAIRAGE, SLAUGHTER HALL, CHILLER STORAGE, MEAT PROCESSING AND PACKING, VEHICLE WASHING AND GARAGING, EMERGENCY KILL FACILITY, OFFICE AND STAFF FACILITIES AT ROUGHAM FARM, GREAT NORTH ROAD,**

**ARKENDALE:** The Director of Technical Services submitted a written report on the above application; a site visit had been held prior to the meeting. He advised that the scheme had been amended to indicate that water for the operations was now to be taken from the mains water supply and not a local water source. In addition, the main buildings proposed on site had been reconfigured.

The Officer then updated the report and confirmed that 13 further letters of objection had been received, including objections from Kirby Hill Parish Council. None of those objections, however, raised any further points to those already detailed in the report. The Director then corrected Appendix 2 to the report in order to clarify that Arkendale Parish Council had submitted comments and that they were the same as those submitted by Marton cum Grafton Parish Council. The Officer's recommendation was refusal of the application.

Members of the public attended the meeting and the following spoke to the item under the Council's Opportunity to Speak Scheme: Parish Councillor N Wilson and the Marton cum Grafton Parish Council's adviser Mr J Goodwin; objectors Mrs S Braithwaite and Dr A Long; and Mr Heath Solicitor acting for the applicant. Dr Long and Parish Councillor Wilson and Mr Heath answered Members' questions.

The Officers then answered Members' questions on various issues, including consultees and their suggested conditions to be applied were planning permission to be granted, site search and relocation, environmental impact of the proposal and operation of abattoirs elsewhere and identified in the proposals. In order to avoid any future misunderstandings with applicants it was agreed that Officers should be specific in informing applicants precisely what area is to be included in site searches. The Solicitor to the Council also answered Members' questions.

It was moved and seconded that the application be refused for the reasons stated in the report and also with the addition of a third relating to the adverse impact on the Marton Carr site. In addition, an amendment to that was accepted by the mover and seconder to include reference to 'lighting' in the first reason for refusal.

**RESOLVED:**

That application No 6.71.102.E.EIAMAJ be refused for the following reasons:

- 01 The proposed development would by reason of its size, scale, lighting and associated activity result in the establishment of a large scale industrial complex having a substantial adverse impact upon the local landscape character to the detriment of the visual amenity of the locality and would as a consequence be contrary to the provisions of Regional Planning Guidance (RPG12) Policy N3, North Yorkshire County Structure Plan Policies E2, A5 and I1 5 together with Harrogate District Local Plan Policies C2, C15, HD20, A1, R11, E8 and E10.
2. The proposed scheme fails to demonstrate that the facility cannot be provided on land that is allocated or with planning permission for industrial/business use. The scheme as a consequence fails to meet the provisions of Harrogate District Local Plan Policy E10. Furthermore for development of the scale proposed, the proposal fails to demonstrate that land on which such a proposal would be more suitably located in the region is not available.
3. The proposed development would, by reason of its scale, nature and close proximity to the Marton Carr Site of Importance for Nature Conservation (SINC) and, in the absence of adequate information to demonstrate otherwise, have an adverse impact upon the hydrology and ecology of the SINC contrary to the provisions of Harrogate District Local Plan Policy NC3 and North Yorkshire County Structure Plan Policy E6.

(Nine Members voted for the motion, five against and there was one absence)

(5.41 pm – 7.37 pm)

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