

Case No. 21/04189/FUL

Item No. 01

Location: Jubilee Court, Abacus House, Wath Lane, Copgrove, HG3 3TB

Proposal: Retention of extension to building and a separate relocated pallet store.

Applicant: Abacus Direct LTD.

SUMMARY

The application site is located on an existing and well-established business park (Jubilee Mills) at Copgrove. The site hosts a number of businesses including; Dalesauna Ltd, Hermes Distribution Depot, Riverside Waste Machinery, Camax Ltd, Tolhark Property Ltd, Co-Star Components Ltd, Camax Ltd, Cablespeed Ltd, Energyline Ltd and Design Modules Ltd.

This application seeks permission to retain an extension to a building at the Abacus Site. The proposal also seeks to retain a relocated pallet store. The application is to be determined by the Planning Committee following the quashing in the High Court of the planning permission previously granted.

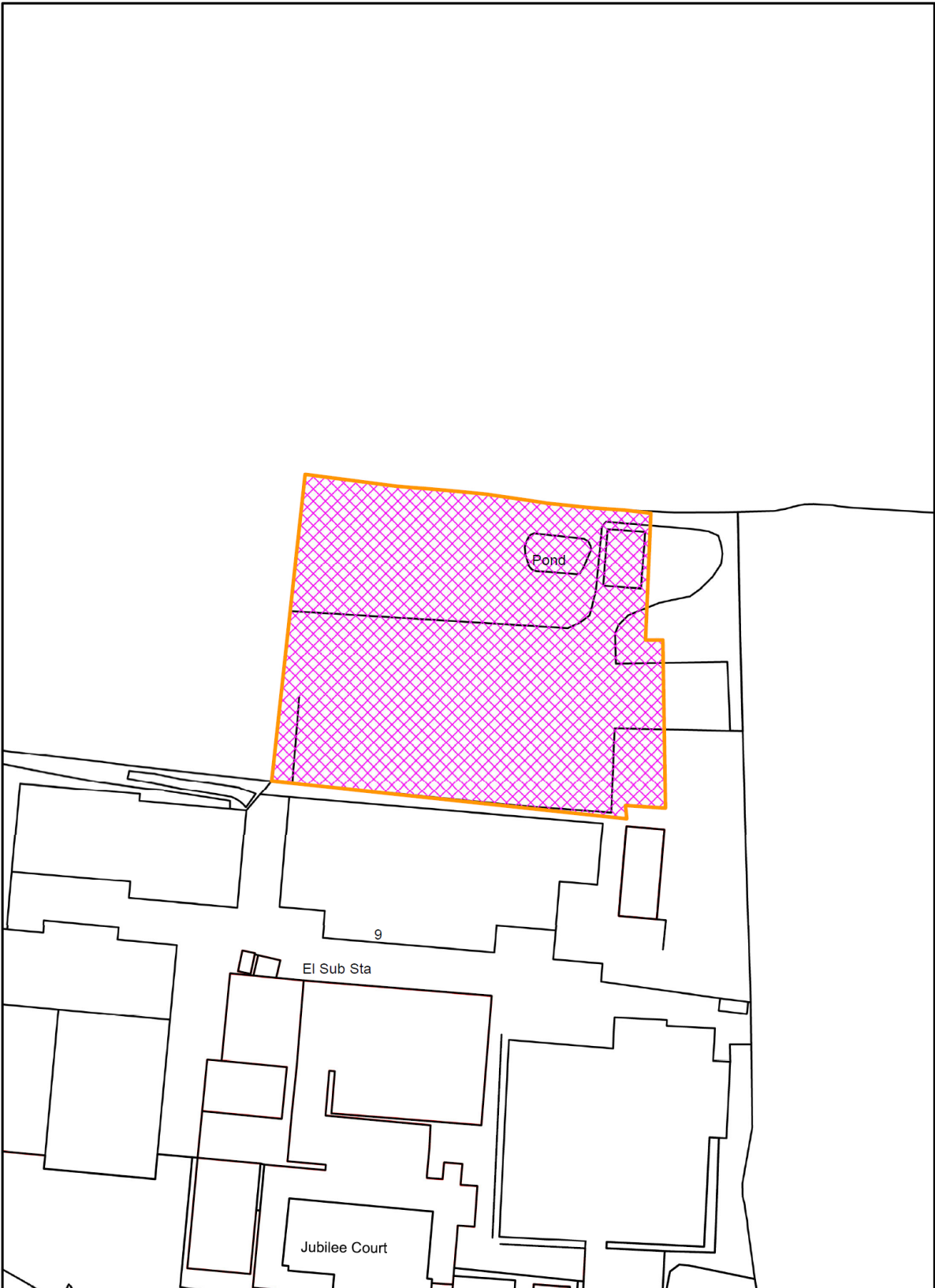
The applicant has provided information in relation to the justification and need for the extension and pallet store, which proves a genuine business need for the development. As such the proposal is considered to comply with policy EC2 of the Local Plan with regards to the principle of development.

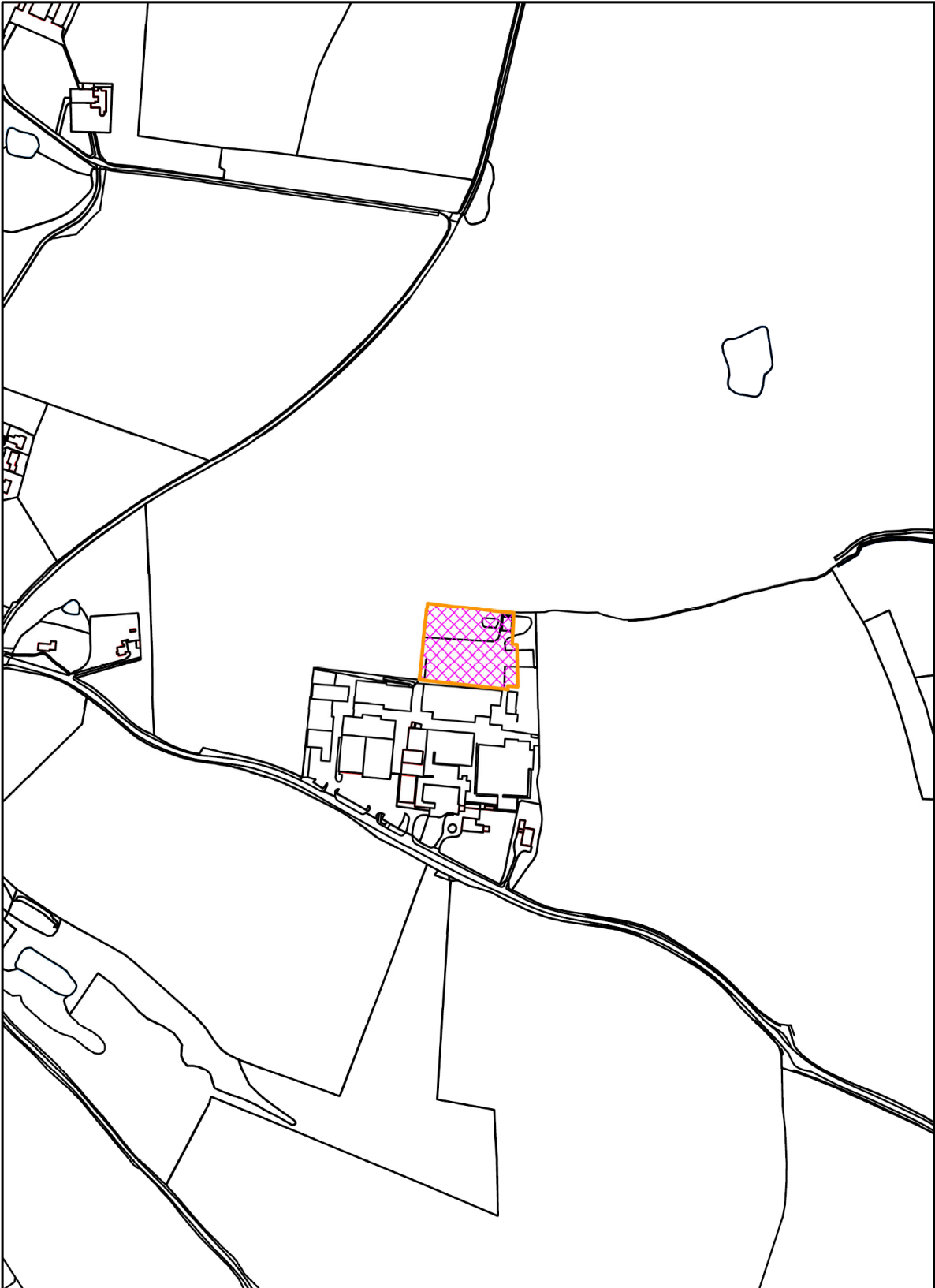
The design, siting and size of the development is appropriate for the location and the surrounding area. Landscaping will help screen and soften the buildings from public viewpoints and in respect of the pallet store this is considered to overcome the reason for the refusal of the previous application to retain the pallet store. The proposal will not unduly harm the amenities of neighbouring residents. It is not considered that the proposal would result in unacceptable impacts on highways, trees, landscape, ecology and drainage.

To conclude the proposal would support the expansion of an existing business and any harm arising from the development can be adequately mitigated by conditions. The proposal conforms to guidance in the NPPF, Section 72 of the Planning Act and policies GS3, EC2, CC4, TI3, NE3, NE4, NE7, HP2, HP3 and HP4 of the Local Plan

and supplementary planning documents.

RECOMMENDATION: Approve subject to conditions.





Harrogate
BOROUGH COUNCIL

Site Plan

Scale 1:5,000



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25/11/2022

1.0 PRELIMINARY MATTERS

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 This application is to be presented to the Planning Committee following the quashing in the High Court of the planning permission previously granted.

2.0 MAIN ISSUES

2.1 The main issues are:

- Planning history
- Principle
- Impact on locality, countryside, design and materials
- Impact on heritage assets
- Impact on residential amenity
- Highways, access and parking
- Ecology and protected species
- Sustainability and BREEAM
- Drainage
- Trees
- Other matters raised

3.0 ASSESSMENT

3.1 Planning history

- 3.11 Abacus Direct LTD is a bathroom company based at Jubilee Court, Copgrove. The business mainly occupies the central and eastern units on this site. The main access is from Wath Lane and is shared. Not only does the business manufacture its own bathroom products, it is a distributor for brands such as Villeroy and Boch. It was formed in 1989 and now employs 85 people. The company is one of numerous businesses that occupies units at Jubilee Mills.
- 3.12 In 2019, after originally securing planning permission for an extension (19/02749/FULMAJ), the business completed a new shower tray production

facility which led to deals with three online bathroom suppliers. This in turn led to a requirement for more storage and welfare facilities. The deal with Villeroy and Boch required a new warehouse design to provide a VNA racking system (very narrow aisles) and a dry loading area. As part of the business expansion, the site needed to adapt to ensure it could deliver and progress in the future.

- 3.13 Planning application 19/02749/FULMAJ granted permission for an extension to unit K. However, a larger building (than was approved) has been built, due to structural and storage requirements of the business. A planning application 20/05185/FUL sought the retrospective erection of extension, however, this was later withdrawn. This application now seeks the retrospective approval of the larger extension.
- 3.14 Due to the construction of the above extension, the pallet store on the site had to be relocated further north. Retrospective permission was sought, however, this was refused permission under application 20/02303/FUL on inadequate landscaping grounds as follows: “The position of the pallet store hard against the northern site boundary prevents any opportunity to screen the building from the north and from wider views. The lack of boundary landscaping and planting would result in the building forming a hard edge to the site rather than a softer transition into the countryside, thereby being harmful to the visual amenity of the locality. The application is contrary to local plan policies EC2 and HP3.”
- 3.15 The current application seeks permission for both the larger extension and the retention of the pallet store (in the same position and of the same appearance as the previously refused application, however, with additional planting and landscaping).
- 3.16 This application (21/04189/FUL) was granted permission subject to conditions on 8th November 2021. The description of the application was ‘Amended application of previous submission 20/05185/FUL. Retrospective erection of extension following approval of application 19/02749/FULMAJ’. The two main parts of the application were the retention of an extension to a building and the retention of a pallet store.

- 3.17 The decision to approve the current application in November 2021 (21/04189/FUL) was challenged by Mr J Appleyard. The planning permission was quashed and now the case has been reopened and returns to the Council for redetermination.
- 3.18 The challenge sought for the decision to be quashed on 4 grounds. The agreed consent order only agrees the permission should be quashed on the second of the four grounds.
- 3.19 This reason is due to a failure to take into account a material consideration, specifically the refusal of planning application reference 20/02303/FUL, which was a material consideration which the decision maker was obliged to take into account when considering the current planning application. This report now references application 20/02303/FUL in the relevant planning history in paragraph 3.14 above and the consideration of that application and the differences between it and the current application are set out in section 3.3 on Impact on locality, countryside, design and materials.
- 3.191 The Permission was not quashed for any other reason and the parties' involved reserve their respective positions on the Claimant's Grounds 1, 3 and 4, none of which were conceded by the Defendant or Interested Party.
- 3.192 Application reference 21/04189/FUL was re-opened in April 2022. A revised application form and additional information was submitted. The application description now reads: Retention of extension to building and a separate relocated pallet store. The application was re-advertised and a new period of consultation occurred. Two rounds of consultation have taken place due to receipt of further additional information during consideration of the application.

3.2 Principle

- 3.21 The site lies outside of development limits. Policy GS3 of the Local Plan states; outside of development limits proposals for new development will only be supported where expressly permitted by other policies of this plan or a neighbourhood plan or national planning policy.

3.22 The site is located outside the designated employment areas shown in the Local Plan, however, the proposed development will be expanding an existing business on an established business park.

3.23 Policy EC2 of the Local Plan establishes that proposals for the expansion of existing businesses in the open countryside and outside established employment areas will be permitted subject to meeting a number of criteria, which are commented on in turn below:

A. There is a proven need for such development in terms of business opportunity or operational requirements.

The proposal is a resubmission for a larger extension to that previously approved on site to help the increased business demands. As part of this development, the pallet store was required to be relocated, however, it is still needed for the operational business requirements. The existing business is an SME employing 85 people and is a national manufacturer and distributor of bathroom products. The development is required to allow business expansion whilst ensuring suitable and adequate welfare facilities for staff. A detailed cover letter is provided with this application. The applicant has demonstrated a genuine business need and it is considered the proposal meets part A of Policy EC2.

B. The proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site.

The proposed development is located within an established site, though it is projecting the built form further. The extension is within an area that has already had a smaller warehouse granted on it. As a result the proposed development is considered to meet part B.

C. The scale of development is appropriate in the proposed location.

Whilst larger than the previously approved development the proposal is considered to be in keeping with the scale of the existing development and site location and additional landscaping will help screen and soften the development, which will alleviate the Landscape Officers' concerns.

D. There is no unacceptable impact on the character of the countryside, the surrounding landscape, the form and character of the settlement or biodiversity.

The proposed development is well related to the existing built form and will be well-screened so it will not have a harmful impact on the character of the site or wider area. These matters are discussed further in the report under the relevant technical headings in section 3.3 and it is explained how the additional details included within the latest application overcomes the reason for the refusal of the previous application 20/2303/FUL.

E. There is no unacceptable impact on the operation of the highway network;

The proposed development is an established use and the increased size is not considered to result in harm to the highway. This is discussed further in the report following receipt of additional highways information.

F. There are no significant adverse impacts on residential amenity.

The site is well separated from neighbouring dwellings. The consideration of the impacts upon residential amenity is set out in more detail in paragraph 3.5 and subject to the recommended conditions the proposed development is considered to not result in significant adverse impacts on residential amenity.

3.24 Overall the proposal is considered to meet the requirements of policy EC2 and the principle of the development can be supported. The proposal will support the appropriate expansion of an existing business and subject to a review of other material planning considerations can be supported.

3.3 Impact on locality, countryside, design and materials

3.31 The NPPF places great emphasis on achieving well-design places. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy HP3 refers to local distinctiveness and policy NE4 relates to landscape character.

3.32 The site is within Area 71 Hardriggs and Roecliffe Moor of the Harrogate District Landscape Character Assessment, approved February 2004. The

assessment references under the heading 'Sensitives and Pressures' to Jubilee Mills having a considerable impact on the landscape character of the immediate vicinity of the site with no attempt having been made to integrate the development within the landscape; commenting that pressure for expansion is likely to continue to the detriment of landscape character with tree and woodland cover susceptible to neglect.

- 3.33 The Guidelines recommend aims to help integrate development which includes the promotion of tree and woodland planting to filter views, with all new development requiring a landscaping scheme to ensure impact on landscape character is fully mitigated.
- 3.34 The siting of the building abutting Unit K would result in the buildings extending north of the existing buildings for Abacus and the buildings associated with Jubilee Mills and Court. In order to prevent development encroaching further north it would need to be sited to the east, however, this land is outside of the applicant's ownership and would result in the site encroaching closer to neighbouring dwellings and increasing its prominence when viewed from Wath Lane.
- 3.35 As proposed the development to the north would allow the site to expand but would ensure it is sited away from the existing dwellings on Wath Lane. However, the development would be seen from Wath Lane, from the public right of way to the east off Wath Lane which passes Model Farm, and from the bridleway to the west which runs adjacent to the Church St Michaels and All Angels in the village of Copgrove.
- 3.36 Due to the slope in the land, while the ridge and eaves height would complement unit K, the building would have a larger mass, especially when viewed from the bridleway in Copgrove, where the sections show the land levels are much lower than the main site. To the east this is not as pronounced due to the land levels there.
- 3.37 In terms of materials, these are appropriate for the site context and assimilate with the surrounding industrial units, albeit concerns are raised by the Principal Landscape Officer with the colour of the roof of the pallet store. It is stated in

the landscape statement this is to be altered to a darker colour, in line with the Landscape Officers' recommendations. A condition has been added stating the roof must be changed to a dark grey or dark green colour within 3 months of the date of this permission.

- 3.38 In order to carry out the extension to the building, the pallet store was required to be relocated. Planning application 20/02303/FUL for the relocation of the pallet store was refused on the 20th January 2021.
- 3.39 The pallet store was refused on the following grounds; "The position of the pallet store hard against the northern site boundary prevents any opportunity to screen the building from the north and from wider views. The lack of boundary landscaping and planting would result in the building forming a hard edge to the site rather than a softer transition into the countryside, thereby being harmful to the visual amenity of the locality. The application is contrary to local plan policies EC2 and HP3."
- 3.310 This application seeks to retain the pallet store in the same position as previously refused. No landscaping was shown previously on refused application 20/02303/FUL. The current proposal now seeks a detailed and comprehensive landscaping scheme to encompass and screen both parts of the development. The landscaping is within the red line boundary of this application. It is considered that the landscaping proposed would now provide a softer transition with the surrounding countryside with a suitable number of species, overcoming the previous refusal reason.
- 3.311 The Council's Principal Landscape Officer provided the following response: "Following further supplementary information an assessment of the extent of the additional size of K2 warehouse has been given and is shown on section and photographs have been labelled to show the position of the pallet store and K2 in the views. Whilst the additional extent of the warehouse is not considerable it does appear to be very large and stark on the skyline on raised ground relative to the bridleway in views on sheet 2. Setting aside the original permission the view may be considered to have a significant adverse impact on the existing landscape character which is otherwise open and rural with little capacity to accommodate further largescale development. It is therefore

countered that test C – the scale of the development in the proposed location being some 14m in height has not been met at the present time. Views from Wath lane also show that K2 extends the extent of Jubilee Mills albeit from more of a distance. In other views it could be accepted that the warehouse was a part of a group of buildings. Mitigation measures including a deciduous belt of tree planting along the northern boundary will help to soften the impact of K2 in time affording some filtered views and supports the Landscape character guidance to improve the area through the planting of small woodland blocks which connect with existing woodlands. Faster growing species have been selected which include Alder, Birch and Aspen. Given the prominence of the building it may be in the longer term before the building is fully mitigated sufficiently with filtered views (15 + years) from the most adverse impacts. The pallet store within the views is not of concern in landscape and visual impact terms if the roof is finished in a darker colour.”

3.312 Whilst it is acknowledged both buildings will be visible within the surrounding landscape, over time the landscaping scheme will help screen and soften the development from public viewpoints. It is important that the landscaping scheme is conditioned to include the timing and any replacement planting (if required in the future). On balance, therefore, it is considered that the landscaping proposed will sufficiently mitigate any adverse landscape impacts arising from the development. The proposal therefore meets policies EC2, HP3 and NE4 of the Local Plan, alongside guidance within the Landscape Character Assessment.

3.4 Impact on heritage assets

3.41 The proposal is 370m approx. from the closest listed building (the Grade II* Church of St Michael). Staveley Conservation Area is located over 1km away from the site. As a result, despite the increased sized of the development, due to the separation distances and existing screening from the existing buildings on the site, the development is not considered to result in harm to the character of the heritage assets. As a result the proposal is in accordance with policy HP2 of the Local Plan.

3.5 Impact on residential amenity

- 3.51 Policy HP4 states development proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours. Amenity considerations will include the impacts of development on: overlooking and loss of privacy, overbearing and loss of light, vibration, fumes, odour, noise and other disturbance.
- 3.52 The proposed development is located on an established industrial site screened and set away from domestic uses. The physical development and associated storage and deliveries will not have a harmful impact on neighbouring amenity. This is subject to the condition requiring a limit on the hours of operation as set out by the Environmental Health Officer previously.
- 3.53 Concerns are raised in the representations regarding the noise management plan suggesting new working hours with a start time of 07:00, however, in the interests of clarity, the previous working hours condition (previously accepted on this site) will be conditioned. The start time of 08:00 will remain and ensure consistency across the site. The Applicant states the Noise Management Plan is to be updated in line with this, however at the time of writing this report the updated plan had not been received. The committee will be updated when this is received. The proposal is therefore in accordance with policy HP4 of the adopted Local Plan.

3.6 Highways, access and parking

- 3.61 Policy TI3 relates to parking and access. Paragraph 111 of the NPPF states; Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.62 NYCC Highways were consulted on the application. The Parish Council raise concerns regarding traffic and vehicular movements. Following receipt of additional information to accompany the application (such as HGV tracking plans), the Highways Officer has no local highway authority objections to the proposed development. There is adequate manoeuvring for all vehicles within the site to enter and leave in forward gear. There is adequate parking for both private and HGV vehicles and there is adequate visibility for vehicles joining

Wath Lane. As such there are no highway safety concerns arising from the development and the proposal meets paragraph 111 of the NPPF and policy TI3 of the Local Plan.

3.7 Ecology and protected species

3.71 The Principal Ecologist was consulted on the application. The Ecologist has no objections on ecological grounds, subject to the attachment of a planning condition requiring strict adherence to the submitted lighting scheme.

3.72 The applicant has now provided adequate information on the potential presence of protected species relating to bats and great crested newts. A GCN eDNA survey of the onsite pond proved negative and the report concluded that there would be no impacts on roosting bats and, in the light of the updated lighting scheme, no significant impacts on commuting or foraging bats as a result of this application.

3.73 The improved lighting scheme has also been adopted in response to concerns about the potential impacts of bright lights on the wider environment, including Yorkshire Wildlife Trust's Staveley Nature Reserve.

3.74 A number of large LED floodlights on the eastern and northern elevations of the building have now been removed and replaced with lower-powered, better focused, mostly time-switched lighting which has a 'warmer' wavelength. The lighting contours diagram shows that residual impacts are now tightly constrained around the building.

3.75 The new lighting scheme will therefore have negligible impacts on either protected species at the site or on the biodiversity of the wider landscape. Subject to condition, the proposal is therefore in accordance with policy NE3 of the Local Plan.

3.76 Yorkshire Wildlife Trust, who have previously expressed concerns about the potential impacts of light spillage from the development on wildlife in the wider area, have now reviewed the updated lighting scheme and have no objections, providing that a planning condition ensures that the building must operate only in strict accordance with the updated lighting scheme as submitted.

3.8 Sustainability and BREEAM

3.81 Policy CC4 requires all developments to be designed to reduce both the extent and the impacts of climate change; it will promote zero carbon development and encourage all developments to meet the highest technically feasible and financially viable environmental standards during construction and occupation. Part A of the policy focuses on reducing carbon dioxide emissions and Part B supports energy efficiency and passive design measures.

3.82 The building has been designed to achieve the highest levels of sustainability and as such the applicant states the following measures have been designed into the build:

- A south-facing roof with 50kW of PV solar power generation which generates approx. 40 - 50% of the energy requirement of the building.
- Solar evacuated tubes on the south-facing roof which cover 100% of our hot water (and heating) needs in summer months
- Samsung Air Source heat pumps which back up the above meaning this building is burning no hydrocarbons in its energy use and giving optimum efficiency in energy use
- The installation of an intelligent lighting system using cameras, ambient sensors and timers to efficiently control all lights in the building. This has proven to reduce lighting energy by between 40-70% over standard commercial building lighting schemes
- Staff welfare areas heated via radiators via a thermal store which in turn is heated via the technology stated above
- The building walls constructed using the latest technology Kingspan insulated panels. However as there is no heating requirement in this product storage area, this serves to keep the building cool in the summer months.
- Required space and machinery to recycle glass, paper, cardboard, plastics, polythene film, wood and polystyrene.

3.83 The policy at part E states most new development over 500m² must meet BREEAM excellent standards. However, as this is an unheated warehouse building this is not required in this instance.

3.84 Overall the proposal is considered to meet policy CC4 with regards to sustainable design.

3.9 Drainage

3.91 The proposals propose surface water to be disposed of by soakaways which is considered acceptable.

3.10 Trees

3.101 There is an existing Sycamore tree on site which is protected by a Tree Preservation Order. This tree is already compromised by the existing development and the new building is some distance from the tree and its root protection area. The Council's Arborist has no objections to the works and the proposal is considered to meet NE7 of the Local Plan.

3.11 Other matters

3.12 Matters raised in the representations are considered to be addressed above. Other matters not referenced above are not material planning considerations (e.g. speeding vehicles outside of the application site).

4.0 PLANNING BALANCE AND CONCLUSION

4.1 Overall the principle of development can be supported, subject to conditions. Sufficient justification is provided for the development and the proposal is considered to meet policy EC2 with regards to the expansion of existing businesses in open countryside.

4.2 The design, siting and size of the development is appropriate for the location and the surrounding area. Landscaping will help screen and soften the buildings from public viewpoints and in respect of the pallet store this is considered to overcome the reason for the refusal of the previous application to retain the pallet store. Subject to conditions, the proposal will not result in significant adverse impacts on the amenities of neighbouring residents. It is not considered that the proposal would result in an unacceptable impact on highways, trees, landscape, ecology and drainage.

4.2 To conclude the proposal would support the expansion of an existing business and any harm arising from the development can be adequately mitigated by conditions. The proposal conforms to guidance in the NPPF, Section 72 of the Planning Act and policies GS3, EC2, TI3, CC4, NE3, NE4, NE7, HP2, HP3 and HP4 of the Local Plan and supplementary planning documents.

5.0 RECOMMENDATION

5.1 That the application be **APPROVED** subject to conditions as set out below. The standard time limit condition is not necessary as the development is retrospective.

6.0 PLANNING CONDITIONS

1. The development hereby permitted shall be carried out in strict accordance with the following details and plans;

Proposed floor plans and elevations (Pallet Store), job no. 2019 174, drawing no.104, dated September 2021.

Proposed site plan (overall site); job no. 2019 184, drawing no. 105, Dated October 2022.

Proposed site plan and proposed ground floor layout, job no. 2019 184, drawing no. 102, rev G, dated 24.06.2022.

Proposed site sections and elevations; job no 2019 184, drawing no. 103, rev C, dated 27.04.2022.

Recommendations as set out in the Protected Species Assessment, dated 24th June, prepared by RDF Ecology.

2. The use hereby approved including noise generating activities (such as using of machinery, deliveries, dispatches, unloading, loading and other vehicle movements outside) shall not be operated before 0800 hours or after 1800 Monday to Friday and before 0800 hours or after 1300 hours Saturday and not at all on Sundays and Public Holidays.

3. The external lighting scheme shall be installed and operated in accordance with the following approved details and thereafter maintained and retained as such;

Proposed site plan and proposed ground floor layout; job no. 2019 184, drawing number 102, rev G, dated 24.06.2022.

Details, project number 'Contour', dated 29.06.2022.

4. The landscaping scheme shall be fully implemented within the first planting season after this permission is granted and shall thereafter be protected, maintained and managed in accordance with the approved details. For the avoidance of doubt, the approved landscaping details are as follows;
Landscape Strategy; drawing no. 3705/3, dated 15 April 2022.
Landscape Statement; 3705 Wath Lane, Copgrove, received 28th April 2022.
5. Except for any trees, hedges or shrubs that may be identified for removal on the approved landscaping plans and schedule, approved pursuant to condition 4, if within a period of 10 years from the date of completion of the landscaping scheme pursuant to condition 4, any tree, hedge or shrubs are felled, removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged, diseased or defective, it/they shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.
6. Within 3 months of the date of this permission, the roof of the pallet store shall be painted or changed to a dark grey or dark green colour. The colour shall then be retained and maintained for the lifetime of the development.
7. The details as set out in the noise management plan (dated...) shall be strictly adhered to throughout the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the

APPENDICES

7.0 Consultations

- 7.1 Arboricultural Officer (October 2021) – no objections.
- 7.2 Ministry of Defence (December 2021 and July 2022) – no objections.
- 7.3 NYCC Highways (October 2022) – no objections on local highway authority grounds.
- 7.4 NYCC Planning Services (October 2021) – no comments.
- 7.5 Principal Ecologist (August 2022) – no objections subject to the inclusion of a planning condition with regards to adhering to the approved lighting scheme.
- 7.6 Principal Landscape Architect (May 2022) – mitigation measures are suitable however will take time to fully establish. Recommend changing the roof of the pallet store.
- 7.7 Yorkshire Wildlife Trust (November 2021) – concerns re light pollution.
- 7.8 Yorkshire Wildlife Trust (July 2022) – lighting scheme addresses concerns and should be conditioned.
- 7.9 Yorkshire Wildlife Trust (August 2022) – no further comments.

8.0 Representations

- 8.1 The application was advertised by site notice which expired on the 1st November 2021. 13 letters of representation were received objecting to the proposal. The following comments were made:
- The use would not solely be by the applicant.
 - The proposal is retrospective

- Location of the development is not suitable for the scale the site should be relocated
- Impact on highways traffic
- The unsuitability of the highways
- Impact on the character of the surrounding area
- The large number of retrospective applications that have been carried out on the site
- Amount of existing expansion on the site.
- The potential for a future extension of the site.
- Impact from noise
- The area is designated light industrial not industrial.
- Number of lorries
- Hours of operation on the site
- Does not offer local employment
- Conflict with policies EC2, HP3, NE4 and HP5
- Poor justification for the increased size
- Accommodation of other business on the site

8.2 The application was re-opened in April 2022 and a new period of public consultation occurred. The site notice expired on the 3rd June 2022. 34 objections received within the specified timescale on the following grounds;

- Need to consult Landscape Officer.
- Extension not built in accordance with the approved plans.
- Justification not sufficient for the larger extension.
- Larger scale development previously refused / negotiated.
- Increased vehicular movements

- Noise
- Hours of operation
- Highly visible from public rights of way.
- Lighting concerns
- Increased traffic
- Adverse impact on landscape.
- Limited public transport for employees.
- Validity of submission documents.
- Ignoring planning regulations and permissions.
- Buildings should be removed
- Impact on surrounding roads and villages
- Other works on the site that don't have permission
- Large scale
- Design out of keeping
- Unsure about job creation.
- Impact on the nearby Staveley Nature Reserve.
- Detrimental impact on residential amenity

8.3 Following receipt of additional information during the determination period, the application was re-advertised. The site notice expired on the 7th September 2022. 11 objections received on the following grounds;

- Traffic
- Light pollution
- Impact on Staveley Conservation Area.
- Not built as planned
- Must not take into account the money spent.
- Should consider each development in its own right.
- Substantial changes to that approved.
- Out of proportion
- Three of the trees mentioned in the landscaping are deciduous
- Concerns regarding the proposed start times.

- Concerns regarding contracts.
- Pallet store a new build and not a relocation.
- Does not fit in in this landscape.
- Application needs to be considered afresh.
- Poor business justification.
- Job creation out of proportion.
- Conflict with the working hour's condition.
- Highly visible.
- Majority of vehicles are visiting Abacus.
- Question the validity of the traffic details provided by the Applicant.

9.0 Views of parish council

- 9.1 Parish Council (October 2021) – objects to the development on a number of grounds including; large scale, subletting, highly visible, landscaping would not hide, adverse impact on landscape, vehicle movements, vehicle speeds, pollution, employment and light pollution.
- 9.2 Parish Council (June 2022) – objects to the development on a number of grounds including no proven business need, large scale, ineffective proposed landscaping, negative landscape impact, traffic, noise and light pollution.
- 9.3 Parish Council (September 2022) – objects to the development on the grounds of the validity of the submitted information with regards to travel to the site. The Parish Council conducted their own travel survey. Concerns regarding the number and size of vehicles entering and leaving the site and the use of nearby roads.

Case Officer: Natalie Ramadhin

Expiry Date: 9th December 2022