

## HARROGATE BOROUGH COUNCIL

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

**DATE: 9 March 2004**

<b>PLAN:</b> 12	<b>CASE NUMBER:</b> 03/03383/FULMAJ
<b>APPLICATION NO.</b> 6.500.239.MAJFUL	<b>GRID REF: EAST</b> 439030 <b>NORTH</b> 457488
	<b>DATE MADE VALID:</b> 31.07.2003
	<b>TARGET DATE:</b> 30.10.2003
	<b>WARD:</b> Ribston

**APPLICANT:** WM Morrison Supermarkets PLC

**AGENT:** Peacock And Smith

**PROPOSAL:** Erection of 2 no extensions to potato processing buildings, alterations to on-site vehicle circulation & parking, erection of jet wash bay & fuel distribution point, slurry store, sprinkler pump room & tanks, & various landscaping works.

**LOCATION:** Wm Morrison Produce Ltd (Formerly Household Potatoes Ltd) York Road  
Flaxby Knaresborough North Yorkshire HG5 0RP

## REPORT

### SITE AND PROPOSAL

This is an application for extensions to the potato storage and packaging buildings at the Morrisons site at Flaxby.

The application is supported by a Planning Report, a Traffic Impact Assessment, Landscape Report and Ecology Report.

The application site lies to the north of the A59 and Harrogate to York Railway. Immediately to the south of the site is the "Manton" coldstore. To the north and west of the site is agricultural land. Access is from the C44 road which leads to Flaxby approximately 400m away.

The site comprises a range of modern storage buildings which have been extended over a number of years and serve as the storage and packaging facility for vegetables (principally potatoes) for Morrisons Supermarket. The two principle buildings are the Household Potatoes store and the Holsa building. Although originally two separate companies they are now owned by Morrisons.

Household Potatoes currently occupies a building of 7790.sq.m to which it is proposed to add 2912 sq.m. This proposal would be constructed as an extension to the existing building but would also allow the rationalisation of the existing building making the whole storage, packing and distribution business more efficient.

The Holsa building to the north of the potato store occupies 3937 sq.m and is used for the design and manufacture of a variety of packaging products for use by Morrisons Supermarkets. It is proposed to extend the Holsa building by 2086 sq.m, thereby releasing about 1860 sq.m which Holsa occupy currently within the potato store.

The combined businesses employ 225 people and the extensions would create another 35 jobs, making a total of 260 jobs.

On site modifications are proposed for vehicular distribution to ease traffic flows in and around the site. The Traffic Assessment concludes that the extensions would generate a maximum of 8 vehicle movements during the morning and evening peak hours. It concludes that this will have no material impact on the local highway network including the A59/C44 junction.

The building would be constructed in profiled steel sheets and are the same height as the existing building.

Both proposals extend into agricultural land to the west of the existing building and it is proposed to plant a 10-20 m landscape belt around the southern and new western site boundaries to reduce the impact of the development.

### **MAIN ISSUES**

1. Land Use/Principle
2. Design/Landscape
3. Highway Issues

### **RELEVANT SITE HISTORY**

The site has an extensive site history and only the most relevant decisions are noted below.

6.101.23.PA - Potato store and packing station: Approved 15.11.1978.

6.101.23.A.PA - Extension: Approved 10.06.1982.

6.101.23.B.PA - Extension: Approved 18.10.1988.

6.101.23.C.PA - Extension: Approved 24.04.1990.

6.101.23.D.PA - Extension: Approved 24.10.1990.

6.102.5.C.FUL - Factory and offices (Holsa): Approved 25.02.1997.

Adjacent Sites

6.101.80.B.OUT - Storage and distribution centre: Refused 29.09.1998. Appeal dismissed 31.12.1998.

### **CONSULTATIONS/NOTIFICATIONS**

#### **GOLDSBOROUGH PARISH COUNCIL**

Goldsborough

#### **English Nature**

Do not object to the proposal

## **FLAXBY PARISH COUNCIL**

Flaxby

### **Environment Agency**

No objection in principle but require conditions and further details which have been passed to the applicants agent

### **Yorkshire Water**

Has no comment

### **Highway Authority**

Recommend conditions

### **H.B.C Land Drainage**

Recommend full drainage details to be submitted

### **Economic Development Officer**

Fully supports the proposal

### **Environmental Health**

No objection in principle

### **Network Rail**

Have no objections providing land drainage does not discharge onto the railway

### **MOD Safeguarding and Byelaws**

Has no safeguarding objections but request that planting is not dense which would provide nesting sites for corvids which could present a threat of birdstrike risk for low flying aircraft

### **Claro Internal Drainage Board**

Advise that surface water from the site should not discharge at more than 1.4 litres/second per hectare

### **Landscape Officer**

Considers that extending the built form will impact on the landscape character of the area

### **Countryside Officer**

Advises that the recommendations in the Ecological Assessment be implemented in full.

## APPLICATION PUBLICITY

**SITE NOTICE EXPIRY:** 05.09.2003

**PRESS NOTICE EXPIRY:** 05.09.2003

## REPRESENTATIONS

**GOLDSBOROUGH AND FLAXBY PARISH COUNCIL** - See Appendix 1.

**OTHER REPRESENTATIONS** - One letter of objection has been received expressing concern about traffic and noise from vehicles during the night.

**VOLUNTARY NEIGHBOUR NOTIFICATION** - None undertaken.

#### RELEVANT PLANNING POLICY

- PPG1 Planning Policy Guidance 1: General Policy and Principles
- PPG4 Industrial and Commercial Development and Small Firms
- PPG7 The Countryside: Environmental Quality and Economic and Social Development
- PPG13 Planning Policy Guidance 13: Transport
- SPI4 North Yorkshire County Structure Plan Policy I4
- SPI6 North Yorkshire County Structure Plan Policy I6
- LPC02 Harrogate District Local Plan Policy C2: Landscape Character
- LPC11 Harrogate District Local Plan Policy C11: Landscaping of Development Sites
- LPE06 Harrogate District Local Plan Policy E6: Redevelopment and extension of industrial and business development
- LPT01 Harrogate District Local Plan Policy T1: The Highway Network
- LPT21 Harrogate District Local Plan Policy T21: Foot and Cycle Access
- LPC15 Harrogate District Local Plan Policy C15: Conservation of Rural Areas not in Green Belt
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment

#### ASSESSMENT OF MAIN ISSUES

**1. LAND USE/PRINCIPLE** - This application fall to be considered principally although not exclusively against Policy E6 of the Local Plan.

The policy supports the expansion of existing industrial business sites where this would not cause unacceptable planning problems.

There is no doubt that this facility is an established business serving as a distribution centre for a national supermarket chain. The extent of the expansion now required cannot be accommodated exclusively within the confines of the existing site and therefore involves agricultural land outside the immediate curtilage. Generally it would be desirable to seek to contain expansion into the countryside, but Policy E6 does not preclude such expansion unless there are unacceptable planning problems such as environmental impact or traffic. These points are considered below.

**2. DESIGN/LANDSCAPE IMPACT** - The design of the proposed development can be considered against the extensive criteria outlined in Policy HD20. The proposed extensions are designed to reflect their functional requirements and in materials to match the existing buildings. It is considered that none of the criteria in Policy HD20 are compromised by the proposed development.

The views of the Council's Landscape Architect draw attention to the fact that this proposal will have an impact on the immediate landscape. However, it is recognised that the development is reasonably well contained by existing topography and the existing buildings. (Policy C15).

The visual impact of the development and any mitigating landscape proposals, in this case the planting of a tree belt around the boundary, will assist in reducing the impact. The impact must also be weighed in the balance with the economic benefits of the expansion of an existing business. In this respect it is concluded that there will be some impact but the planting scheme proposed will integrate the development into the wider landscape (Policy C11).

While each application must be judged on its own merits and further proposals may have to be considered in the future, the proposed planting seeks to contain the development and therefore expansion is unlikely or at least be less likely to be acceptable.

**3. HIGHWAY ISSUES** - There has been considerable discussion between the County Council and the applicants traffic consultants. The applicants traffic consultants have reached a conclusion that this proposal will have little impact and there is no need for junction improvements for the Morrisons application in isolation. However, Members may recall considering a proposal for a waste transfer facility in August last year. Members expressed a view that the County Council in determining that application needed to be satisfied with the access proposal onto the A59. The County Council as Highway Authority have expressed a view that both development proposals (the Yorwaste facility and the Morrisons facility) should be considered together, since either or both developments may trigger the need for improvements to the C44/A59 junction. One solution may be to put traffic signals on the A59, but this may require provision of a localised speed limit as the County Council are concerned about the appropriateness of signals on the A59. The County Council are now recommending a Grampian condition to address this issue and the applicants have expressed a willingness to explore options jointly with the County Council and Yorwaste as appropriate.

**CONCLUSION** - This is a proposal for the expansion of an established business which is supported by the economic Development Officer. Such a proposal should be balanced against the visual impact of the development on the countryside and highway issues. It is considered that visual impact can be mitigated by appropriate landscaping and the highway issues can be addressed by conditions. The balance is in favour of supporting the application.

**CASE OFFICER:** Mr R N Watson

## RECOMMENDATION

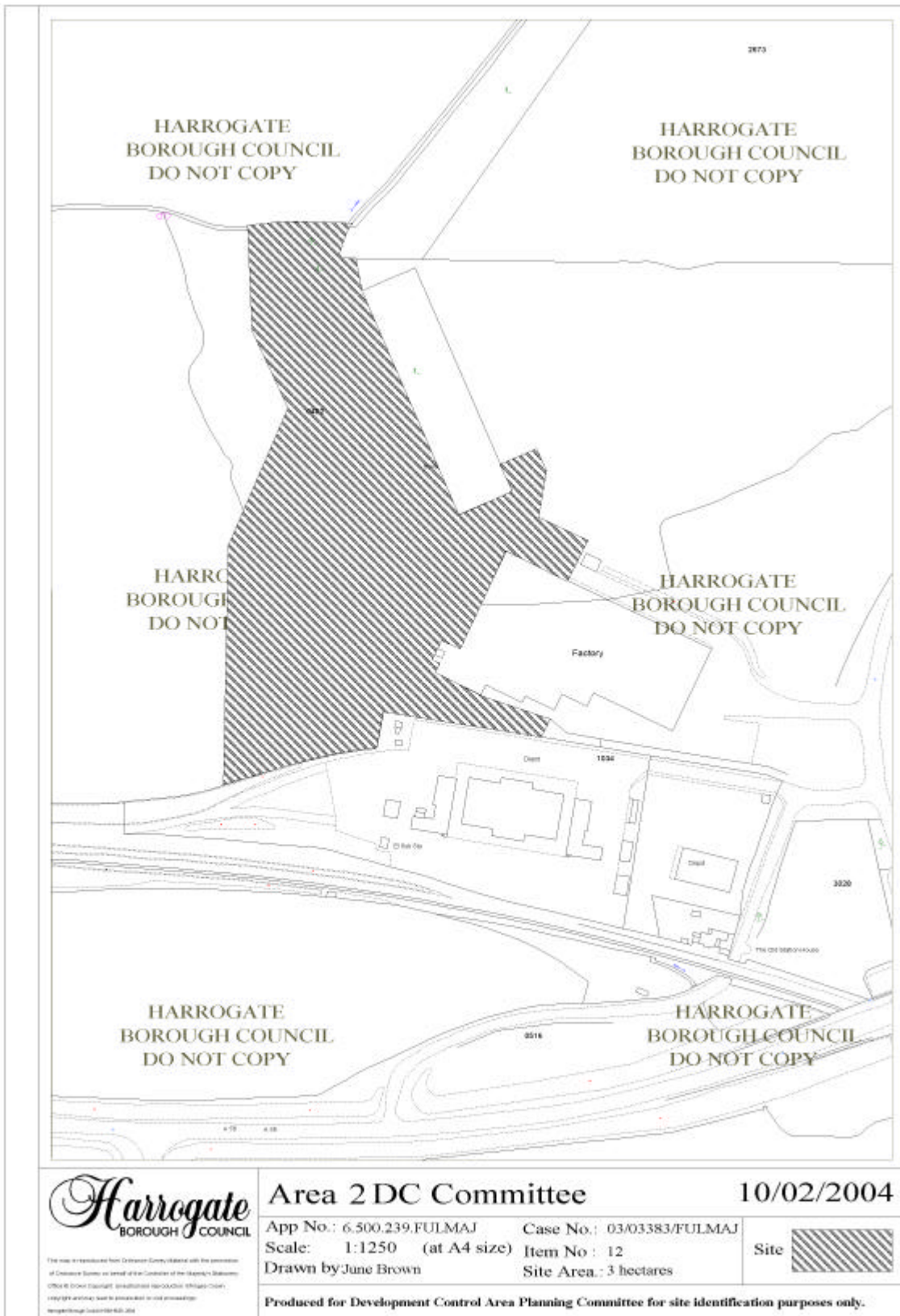
That the application be APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 CB12 FOUL DRAINAGE WORKS TO BE APPROVED
- 4 CB13 S W DRAINAGE WORKS TO BE APPROVED
- 5 CB14 RESTRICTED RATE OF S W DISCHARGE
- 6 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 7 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

- 8 Prior to the commencement of the development details for highway safety/improvements at the York Road/A59 junction shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any details so approved shall be implemented before the development is brought into use.
- 10 Prior to the development being brought into use the existing access to the site shall be reinstated as necessary to comply with the Highway Authority Specification, thereafter it shall be maintained in such a condition at all times.
- 11 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... M02202 PL 007
- 12 On completion of condition 3 above the verges on York Road between the site access and A59 shall be levelled, soiled and seeded to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 13 HW25 WHEEL WASHING FACILITIES
- 14 Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters. Any yard areas contaminated with vegetable waste should not drain to the surface water system.
- 15 CB05A BUNDING OF TANKS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CB12R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 4 CB13R TO PREVENT INCREASED RISK OF FLOODING
- 5 CB14R TO PREVENT INCREASED RISK OF FLOODING
- 6 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 To secure implementation of the approved junction/access arrangements in the interests of highway safety and the convenience of vehicles and members of the public visiting the site.
- 10 To secure details of the access arrangements in the interest of highway safety and the convenience of vehicles and members of the public visiting the site.
- 11 HW18R ROAD SAFETY REQUIREMENTS
- 12 In the interests of highway safety and amenity value.
- 13 HW25R ROAD SAFETY REQUIREMENTS
- 14 To protect the water environment.
- 15 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT



**Harrogate**  
BOROUGH COUNCIL

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**Area 2 DC Committee**

**10/02/2004**

App No.: 6.500.239.FULMAJ

Case No.: 03/03383/FULMAJ

Scale: 1:1250 (at A4 size)

Item No : 12

Drawn by: June Brown

Site Area : 3 hectares

Site



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