

APPLICATION NO.: 6.500.239.MAJFUL

LOCATION:

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

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.

APPLICANT: WM Morrison Supermarkets PLC

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 09.03.2009
- 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.
- 9 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.
- 10 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... M02202 PL 007
- 11 On completion of condition 10 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.
- 12 HW25 WHEEL WASHING FACILITIES
- 13 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.
- 14 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
- 8 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.
- 9 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.
- 10 HW18R ROAD SAFETY REQUIREMENTS
- 11 In the interests of highway safety and amenity value.
- 12 HW25R ROAD SAFETY REQUIREMENTS
- 13 To protect the water environment.
- 14 CB05AR PREVENT POLLUTION OF WATER ENVIRONMENT

JUSTIFICATION FOR GRANTING CONSENT:

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.

NOTE:

The Head of Planning Services was asked to check that the landscaping relating to an earlier permission on an adjacent site had been carried out and to request that North Yorkshire County Council consider the provision of a roundabout at the C44/A59 junction should the Yorwaste development proceed.

(Mr A. Walgate (Goldsborough and Flaxby Parish Council), Mr R Smith and Mr Walker (agent and applicant respectively who both answered questions) attended the meeting

and spoke to the item under the Council's Opportunity to Speak scheme).

(UNANIMOUS DECISION)