

Cundalls

RYEDALE DM

29 JUN 2015

DEVELOPMENT
MANAGEMENT

15/00723/FUL

**PLANNING STATEMENT
INCORPORATING JUSTIFICATION REPORT AND DESIGN
AND ACCESS STATEMENT**



To support a Planning Application for a proposed workshop / store for existing steel fabrication business and to support a change of use to regularise the current use of the property at Station House, Low Moor, Rillington, Malton, North Yorkshire,

Prepared for and on behalf of:

Mr Simon Ellis
Station House
Low Moor
Rillington
Malton
North Yorkshire, YO17 8JX

Prepared by:

CUNDALLS
15 Market Place
MALTON
North Yorkshire
YO17 7LP

CONTENTS

Executive Summary

Farm Building Justification Statement and Appraisal

Design and Access statement

Photographs

EXECUTIVE SUMMARY

The supporting statement and report has been prepared to accompany a planning application for a change of use to existing property and for a workshop and storage building at Station House, Low Moor, Rillington.

The statement sets out the justification for the proposed building within the content of the National and Local planning policy and the need for a workshop and store for the development of the existing business.

The applicants business is a small steel fabrication business producing items for the local farmers which has increased its turnover significantly over the last 3 years.

After inspecting the existing business as a whole it is adequately clear that there is a strong requirement and sufficient justification for the business to continue and for a workshop and store to improve the viability of the business.

The proposed is consistent with the approach identified within the local and national planning policy and it is hoped that the change of use and proposed building at Station House, Low Moor, Rillington will be determined and considered for approval to ensure the applicant continues and improves his valuable business.

JUSTIFICATION STATEMENT

1.0. INTRODUCTION

Cundalls have been instructed by Mr Simon Ellis (the applicant) of Station House, Low Moor, Rillington, Malton, North Yorkshire, YO17 8JX to prepare this report for the justification and rearrangement of a workshop and general store at the applicants own property. And to regularise current use of the land and buildings

1.1. LOCATION

The Applicant's business and the proposed site of the new building is on land south of Rillington village and adjacent to the York to Scarborough railway line.

2.0. THE PROPERTY AND ITS HISTORY

The present site is within the applicants property and is used for outside storage of materials associated with his business.

3.0. CURRENT BUSINESS

The applicants' current business involves steel fabrication and engineering. Simon began the business in 2011 after training at other similar firms.

The bulk of the business is with farmers in the local area and involves making and repairing steel accessories, including feed troughs and barriers, gates, livestock divisions etc. Simon is the sole proprietor of the business and does not employ any staff.

The business has grown from a £40,000 turnover in 2011 to a present annual turnover in the region of £70,000. There is now a requirement to the business for a building to securely house completed jobs and a workshop area to carry out instructions received.

4.0 PURPOSE OF JUSTIFICATION REPORT

This Statement and Report has been prepared to accompany a Planning Application for a change of use of land and buildings and for a workshop and storage building.

The Statement sets out the Justification for the proposed Building within the context of National and Local Planning Policy, and the required amount of workshop and storage space needed for the applicants business

The Justification for the need for this Building will be addressed by the following points:

- The National and Local Planning Policy relating to Buildings in open countryside.
- Restriction on the existing business and need for additional storage.
- Analysis of the functional need for secure undercover storage.
- The location of the development.

- A summary and conclusion of the findings.

5.0 THE POLICY CONTEXT

5.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework aims to help build a strong competitive rural economy and support existing business sectors which are expanding. One of the main purposes of this reformed Planning system is to contribute to the achievement of sustainable development in economies society and the environment.

The main objective of the Applicant's proposal is to secure his existing business within his local area. The erection of the proposed building not only provides the much needed storage area for valuable finished products and workshop area but also ensures the business as a whole continues to grow and expand.

In the context of delivering a prosperous rural economy as stated in Policy 3, Chapter 28 of the National Planning Policy Framework, the proposed Building aims to support sustainable growth and expansion of enterprise in a rural area. The proposal has been well designed, and is to aid the development of this rural based business.

5.2 LOCAL PLANNING POLICY

Policy SP1 (general location of development and settlement hierarchy) does support development in the open countryside when it will support a sustainable vibrant and healthy rural economy and communities.

Policy SP6 delivery and distribution of employment land and premises, also supports the principle of new buildings for appropriate rural economic activity providing it is in line with policy SP9 (the land based and rural economy). Whilst policy SP9 aims to support the development of land based activity it also supports on principle developments to support live work units.

5.3 AMENITY AND SAFETY (MANAGEMENT ISSUES)

The development will ensure that the building is designed so that it will not have an adverse impact on the amenity of present or future occupants as regards noise dust odour, loss of privacy or natural daylight or be an over bearing presence.

The working times within the building will be restricted as follows:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- No work on Sundays

The Building has been reduced in size and height (see amended drawings) as requested by the Planning Officer. The building has also been sited in line with existing nearby workshop units

6.0 EXISTING BUSINESS

The business commenced in 2011 when the applicant used his skills he had learnt to produce saleable goods and offer a highly skilled service to the farmers of Ryedale from his home in order to produce an income for his family

As we have shown, the business has grown since commencing in 2011. Much of the present fabrication and engineering work is been carried out in the open. Valuable finished products are been stored in the open.

For the business to progress and give clients every confidence a workshop/storage area is required. The existing workshop is just 6m x6m and allows no storage space or expansion for fabrication tools.

7.0 SITE LOCATION

The proposed site will benefit from:

- Close to the applicants home.
- Have good access from Low Moor Lane.
- Be within a secure compound.
- Requires little or no excavation work.
- Close to local farmers/businesses requiring emergency repairs.

The proposed site is close to other industrial units including:

- High Reach Solutions (fork lift hire)
- G & L Hodgson Plant Hire
- Scaffolding Hire Firm
- Body Shop/Car Repairs
- Pig Company Offices

The access to the applicants development will be the same access as to the above units.

Many of the above businesses have workshops and storage buildings.

8.0 SUMMARY AND CONCLUSION

The applicants business is a well-established and forward thinking rural business which has built its success on top of a quality reputation for producing high quality work.

After inspecting Station House and analysing the business as a whole, it is adequately clear there is a strong need for the business to continue and sufficient justification for a building of this scale and manner, not just to add much needed storage for the ongoing business but for it to be of this size and to be sited at the location of the existing business.

In relation to demonstrating sufficient justification for a change of use and for a further building on this site it is concluded that:

- It is supported by National and local planning policies.
- The ongoing business is successful and viable
- The design and materials used in the construction will ensure the building will not have an adverse impact on the amenity of present or future occupants of neighbouring properties.
- The visual nature of materials been stored outside and work been completed outside justifies the need of the application.

- The closeness of other small industrial units and working businesses confirms this is an appropriate site for the development.

9.0 DISCLAIMER

This report has been prepared for Mr Simon Ellis and is for the purpose of assisting the local planning authority to assess the need for justification for a workshop and store at Station House, Low Moor, Rillington, and to regularise the current use of the property

The Appraisal has been prepared on the basis of information supplied by Mr Simon Ellis.

**Keith D Warters MRICS
CUNDALLS
15, Market Place
MALTON
North Yorkshire
YO17 7LP**

Signed -----

Dated

PURPOSE THE DESIGN AND ACCESS STATEMENT

The change of use will regularise the current use of the property and the proposed workshop and store will be used to improve and allow the existing business situated at Station House to continue and expand

The proposed building will house expensive workshop tools, allow high tech steel fabrication work to be carried out and give valuable storage of completed projects.

AMOUNT

The amount of the development is the erection of a workshop and general store. The proposed building extends to 14m x 12m with a maximum height of 4.6m

USE

The use of the building will be for a workshop to carry out steel fabrication work and for storage of completed projects.

LAYOUT

The proposed building will be located adjacent to Station House in Low Moor, Rillington. Other light industrial workshop and open yards are close by.

The location of the proposed building has been sympathetically located to have a reduced impact on the surrounding area.

SCALE

The scale of the development is one building to incorporate a workshop and general store. And a change of use to regularise the current use of the property

The proposed building extends to 14m x 12m with a maximum height of 4.6m.

ACCESS

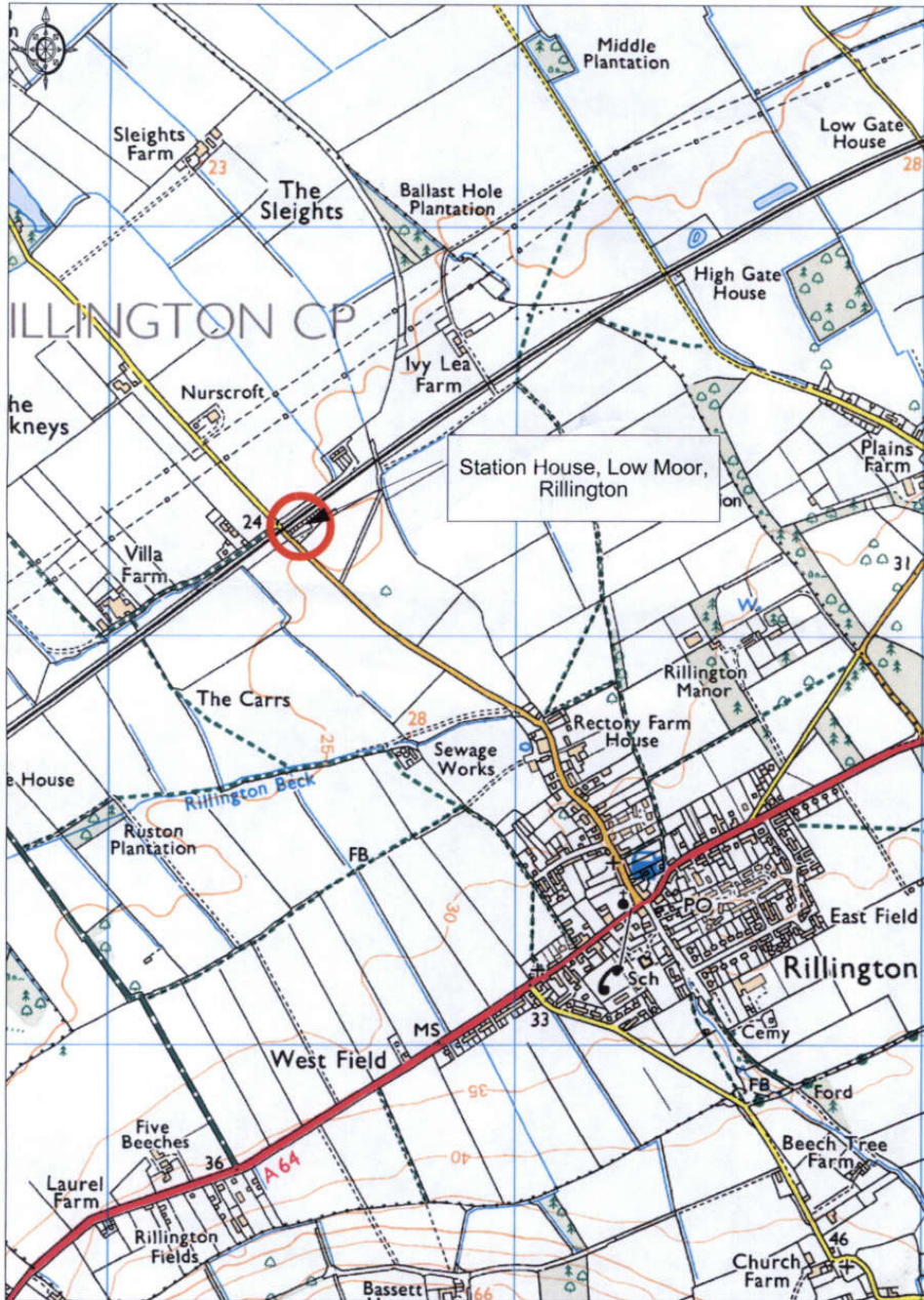
There is existing good access to the proposed site and no need for excavation work to be carried out.

Keith D Warters
CUNDALLS
15 Market Place
Malton
North Yorkshire
YO17 7PL

Signed -----

Date -----

Station House, Low Moor, Rillington



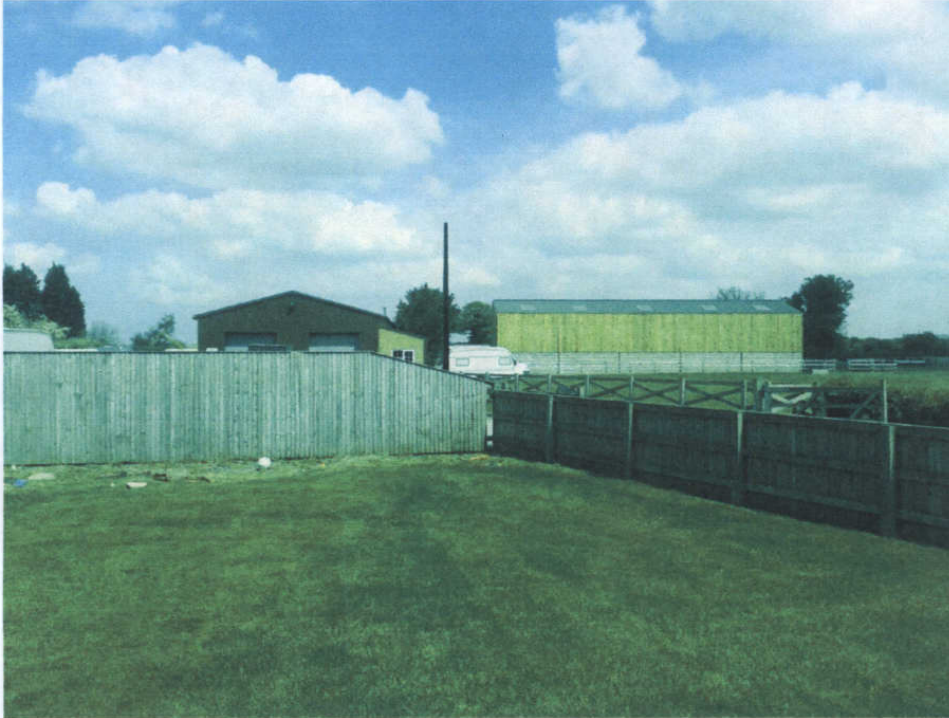
Ordnance Survey © Crown Copyright 2014. All rights reserved.
License number 100022432. Plotted Scale - 1:15000



Applicant: S Ellis



NEIGHBOURING BUSINESS DEVELOPMENTS



PROPOSED SITE

