

**Item Number:** 11  
**Application No:** 16/00848/MFUL  
**Parish:** Pickering Town Council  
**Appn. Type:** Full Application Major  
**Applicant:** Hatfields Group (Mr Gareth Williams)  
**Proposal:** Demolition of existing Land Rover showroom and workshop and erection of a Land Rover dealership showroom and workshop facility with ancillary areas, outdoor vehicle display area, outdoor vehicle storage area and staff/customer parking areas with sections of additional 2.2m high wire mesh boundary fence  
**Location:** Hatfields Land Rover Thornton Road Industrial Estate Road Pickering North Yorkshire YO18 7JX

**Registration Date:**  
**8/13 Wk Expiry Date:** 9 August 2016  
**Overall Expiry Date:** 17 June 2016  
**Case Officer:** Alan Hunter **Ext:** Ext 276

#### CONSULTATIONS:

<b>Parish Council</b>	No objection
<b>Highways North Yorkshire</b>	Recommend conditions
<b>Land Use Planning</b>	Recommend conditions
<b>Countryside Officer</b>	Recommend condition
<b>Lead Local Flood Authority</b>	Comments made
<b>Tree &amp; Landscape Officer</b>	No views received to date
<b>Environmental Health Officer</b>	No views received to date

**Neighbour responses:** R D & B A Brown,

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#### SITE:

The application site contains a Land Rover dealership, including a workshop, parking area, and an external display area for vehicles to the northern side. There is also a showroom with a glazed opening to the northern side. A main parking area is located to the southern side with an area of disused land containing heaped earth and vegetation. The site is accessed via a cul-de-sac on its western side, from within the Thornton Road Industrial Estate Employment site. The A170 runs along the northern boundary, with Butt Dyke Close Farm further to the east and existing industrial/business units situated along the western and southern sides of the application site.

#### PROPOSAL:

Planning permission is sought for the demolition of the existing Land Rover showroom and workshop and erection of a Land Rover dealership showroom and workshop facility with ancillary areas, outdoor vehicle display area, outdoor vehicle storage area and staff/customer parking areas with sections of additional 2.2m high wire mesh boundary fence.

It is proposed to construct the building of metal rainscreen cladding in Sunshine grey metallic and profiled metal cladding in silver (RAL 9006). The windows are proposed to comprise a double glazed planar glazing system.

The proposed building will be 'L' shaped and have maximum dimensions of 55m in length and 54m in width and be 6.3m to the highest point. The vehicle display area will feature 3 rows of vehicles for

display and be located to the northern side facing onto the A170. The showroom will be located behind the outside display area, featuring a large glazed area to 'frame' the vehicles. The workshop areas will be located to the southern side with the parking areas also on the southern side.

A cycle store and bin store are proposed to the eastern side of the proposed building.

## **HISTORY:**

2015: Planning permission granted for the erection of an extension to existing showroom/workshop building to form vehicle showroom and ancillary offices and staff facilities together with refurbishment and alterations to existing building to form main workshop area with raising of walls to form parapet hiding the existing pitched roof and formalisation of external parking areas for vehicle display and staff/customer parking

2001: Advertisement Consent granted for the display of one illuminated single letter sign, one internally-illuminated logo sign, one illuminated pylon sign, and one non-illuminated double-sided directional sign

1997: Planning permission granted for the erection of an extension to form a new office/showroom entrance

1995: Planning permission granted for the change of use and alterations to existing agricultural building to form a vehicle store

1994: Planning permission granted for the installation of a satellite dish to rear elevation - retrospective

1990 - Planning permission granted for the erection of a car showroom

1988: Outline planning permission renewed for industrial development

1985: Outline approval for the erection of a detached dwelling and garage

1985: Outline approval for industrial development

1976: Outline planning permission refused for the demolition of an agricultural building and the construction of a meat marketing building

## **POLICY:**

### National Policy

National Planning Policy Framework (2012) NPPF

National Planning Policy Framework (2014) NPPG

### Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP6 - Delivery and Distributing of Employment Land and Premises

Policy SP7 - Retailing

Policy SP9 - The Land-Based and Rural Economy

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

## **APPRAISAL:**

The main considerations in relation to this application are:

- The principle of the proposal;
- The proposed layout, design, scale and materials of the replacement building;
- The impact of the proposal upon protected species;
- Highway safety;
- Drainage; and
- Impact upon the amenity of the adjoining neighbours.

The proposed building has a floor space in excess of 1,000m<sup>2</sup> and is classed as a 'Major' application, the proposal therefore has to be determined by the Planning Committee.

### Principle

The site at present contains an existing Land Rover dealership and workshop that employs 25 workers at the site. The proposal is to replace this building with a modern showroom/workshop in the corporate style. The site is an allocated employment site and use already has the benefit of planning permission. There is already an approved element of vehicle retailing from this site. The approval of this application will also retain the presence of Land Rover in Ryedale. The principle of the development is therefore considered to be acceptable.

### Layout, design and scale and materials of the proposed building

The existing building has a floor area of approximately 932m<sup>2</sup> and the proposed building 2028m<sup>2</sup>. The height of the current building is 7.3m at its highest point and the proposed building is 6.3m at its height point. The proposal building is designed in a modern style to reflect the Jaguar Land Rover corporate.

Policy SP16 of the Ryedale Plan - Local Plan Strategy expects new development will create high quality durable places, that are accessible, and well integrated into their surroundings.

The proposed modern and contemporary design will enhance the current appearance of the site and it is considered to relate well to its surroundings.

There is also a display area to the front (northern side) of the existing building, approximately in the same location as the proposed display area. The rear parking and service areas are well screened from public vantage points. A landscaping condition is recommended to enhance the scheme and soften some of the outside areas.

### Protected species impact

An ecological survey has been undertaken. It has identified that there is a protected pond within 250m of the site that contains Great Crested Newts (a protected species). The Countryside Management Officer has considered the survey and recommends a condition in respect of a Protected Species Licence being obtained prior to the commencement of the development.

The Ecological survey also recommends the clearance of dense vegetation outside the bird breeding season (March - August), an informative is recommended accordingly.

### Highway safety

The proposal is to utilise the existing access from within the Thornton Road industrial estate. The local Highway Authority has been consulted and has no objection to the application subject to the imposition of standard planning considerations. No objections have been raised in relation to potential distraction to motorists on the A170, and it is noted that there are already vehicles displayed on the northern side of the site adjacent to the A170 in association with the lawful use of this site.

### Drainage

The proposal is to drain both foul and surface water to the mains. Yorkshire Water has no objection to the discharge of foul water to the mains. However, they state that in order to drain surface water to the mains it must be demonstrated there is no option to use any other sustainable methods of draining surface water. Yorkshire Water has also recommended the imposition of standard planning conditions should the application be considered favourably. In addition, the Lead Flood Authority (NYCC) has stated that there is insufficient information available regarding surface water drainage. The agent's response to this is awaited and Members will be updated at the meeting.

### Impact upon the amenity of neighbouring uses

There is a farm to the east, and industrial business units to the western and southern sides, with the A170 to the north. The replacement car showroom/workshop on this allocated employment site is not considered to adversely affect the amenity of nearby occupiers.

### Other issues

The Town Council has no objection to the proposal and considers the ecological mitigation to be satisfactory. There has also been an objection raised from the occupiers of Butt Dyke Farm to the east, regarding the retention of their right of access through the application site for a neighbouring dwelling that requires access through the site. There appears to officers to be sufficient space within the layout plan to accommodate this vehicular right of access. However, this is a legal issue, between the respective landowners. The agent has confirmed that they will respond to this potential objection from the occupier of Butt Dyke Farm although to date no response has been received.

In view of the above, and subject to the resolution of the drainage issue, the recommendation on this application is one of approval.

### **RECOMMENDATION:                      Approval - subject to resolution of outstanding surface water drainage issues**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2            Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

3            Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number A(PL)00 100 Rev. A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

4            There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where

considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason: In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 5 The demolition of the existing buildings, construction of a new showroom and provision of car parking shall not in any circumstances commence unless the local planning authority has been provided with either:

a) A license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or

b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.

Reason: In order to fully take account of protected species and to satisfy Policy SP14 of the Ryedale Plan - Local Plan Strategy.

- 6 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason: To ensure that no surface water discharge takes place until proper provision has been made for its disposal and to satisfy Policy SP17 of the Ryedale Plan - Local Plan Strategy.

- 7 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

Reason: In the interest of satisfactory drainage and to satisfy Policy SP17 of the Ryedale Plan - Local Plan Strategy.

- 8 Before any part of the development hereby approved commences, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained.. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply

with the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 9 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

FALCO LOK - 500; FALCO SALL; A (PL) 01 111; A(PL) 01 110; A (PL) 01 210; A (PL) 00 100 Rev.A; A (10) 00 100; A (PL) 00 - 000

Reason: For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties