

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 16/00346/MOUTE
Parish: Pickering Town Council
Appn. Type: Major Outline Environmental Statement
Applicant: Sylatech (Micro Metalsmiths Ltd)(Mr Mark Chappell)
Proposal: Hybrid Planning Application comprising 1) application for full planning permission for a 5,127 sq m purpose built production unit (B2 Use) on the eastern area of land to the South of Thornton Road Industrial Estate with associated infrastructure comprising construction of access road from Thornton Road Industrial Estate, car parking, servicing, drainage works and landscaping 2) application for outline planning permission for the erection of 5,900 m2 of Business Units (B1 Use) and 5,990 sq m of Industrial Units (B2 Use) on land to South of Thornton Road Industrial Estate (western portion of the site) - site area 6.60 ha
Location: Land North Of Outgang Lane Pickering North Yorkshire

Registration Date: 21 July 2016
8/13 Wk Expiry Date: 10 November 2016
Overall Expiry Date: 19 August 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Town Council	Support
Highways North Yorkshire	No views received to date
Land Use Planning	Conditions to be attached in permission given
Forward Planning & Conservation	No views received to date
Health And Safety Executive	HSE does not advise, on safety grounds, against the granting of planning permission in this case
Environmental Health Officer	Recommend conditions
Archaeology Section	No objection
Lead Local Flood Authority	No objection - comments made and conditions recommended
Countryside Officer	Recommend condition
Sustainable Places Team (Yorkshire Area)	Conditions recommended
Tree & Landscape Officer	Recommend condition
Economic Development	Support
Natural England	Comments made and policies to be implemented
Lead Local Flood Authority	Additional information does not address the issues raised previously and as such have no further comments
Vale Of Pickering Internal Drainage Boards	No objection
Neighbour responses:	Darren Hugill, Jones Partnership, S M Autocare Ltd,

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SITE:

The application site comprises 6.6 hectares of land within the open countryside to the south of Thornton Road Industrial Estate, Pickering. The site is currently grassland and used for grazing. The eastern boundary comprises mature tree planting with open countryside beyond. Existing industrial/business units adjoin the northern boundary with some landscaping between them and the application site. To the west is a gas processing plant and associated operations, with Outgang Road beyond that to the west. The uses on Thornton Road Industrial estate contain a mixture of mainly offices, light and general industry and storage uses. The uses on Outgang Road contain a mixture of small business and industrial units alongside a few residential properties. A former railway line ran along the southern boundary with open countryside further to the south. The majority of the site is within Flood Zone 1. However a small area is within Flood Zone 3 on the south eastern side. There is a pond on the north eastern side of the site together with a pond to the south east beyond the application site. Together with other ponds to the west, these ponds form a network of ponds, known to contain a significant population of Great Crested Newts.

The access to the site is from a turning head between two existing industrial units to the south east of Thornton Road Industrial Estate. The proposal seeks to use the existing access from Thornton Road onto the A170.

PROPOSAL:

This is a hybrid planning application comprising:

1. Application for full planning permission for a 5,127sq m purpose built production unit (Use Class B2) for Sylatech (Micro Metalsmiths) on the eastern portion of the application site. This part of the application also seeks planning permission for associated infrastructure including a new access from Thornton Road, car parking areas, servicing areas, drainage works, habitat creation, and landscaping (Phase 1).

The proposed building approximately measures 35m in width at its largest by 163m in length and is 14.8m to its highest point, although the majority of the building is approximately 10m in height. The building is rectangular shaped, approximately two thirds of the building are to be used for manufacturing/industrial processes and a third for offices and ancillary accommodation. It is proposed to clad the industrial/business parts of the building in Kingspan trapezoidal insulated wall panel sheeting and the office/ancillary areas in Kingspan Benchmark facade system, with external rainscreen of natural timber horizontal boarding to weather to a natural silver colour. The proposed elevations feature a hidden parapet roof on the southern elevation. The parapet roof on the western and southern sides disguises the mono pitch roof.

The raised height of the building is to accommodate internal equipment for the manufacturing process. The southern pitched part of the raised roof features an array of solar panels.

Two accesses to the building from the internal road area proposed; one to the north of the building for deliveries; and one to the south for cars and smaller vehicles, with parking for 128 spaces.

The Full element also proposes a new pond in the north-eastern corner, with associated landscaping and habitat creation, along with planting and a wildlife corridor along the

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northern boundary. A balancing pond for surface water drainage is proposed in the south-eastern corner of the site. A green buffer zone is also proposed along the eastern boundary.

2. An application for Outline planning permission for the erection of 5,900 m² of Business Units (Use Class B1) and 5,990 sq m Industrial Units (Use Class B2) on the western portion of the application site (Phase 2). The Outline part has all matters reserved.

The indicative proposal for Phase 2 shows an internal road running in a westerly direction and features 3 industrial buildings along the northern boundary, including the first floor access, these measure; 1,550m²; 1800m² (split into 2 units); and 1,800m². A further industrial building is located adjacent to the western boundary having a floorspace of 840m². To the south of the internal road are 3no buildings (Use Class B1) measuring 1,750m²; 750m²; and 750m². To the rear of these units are 206 car parking spaces with 3 further buildings designated for Use Class B1 adjacent to the southern boundary.

This proposal is Schedule 2 Environmental Impact Assessment 'EIA' Development by virtue of the impact of the proposals upon a known population of protected species (Great Crested Newts. There is therefore an Environmental Statement (ES) accompanying this application. The ES can be viewed online along with the following documents can be viewed online:

- Planning and Sustainability Statement
- Design and Access Statement
- Site Investigation Report (Contamination)
- Archaeology and Heritage Statement
- Flood Risk Assessment
- Statement of Community Involvement
- Transport Assessment
- Travel Plan
- Tree Constraints Plan
- Tree Protection Plan
- Arboriculture Survey
- Landscape and Visual Assessment
- Landscape Proposals
- Extended Phase 1 Habitat Survey
- Great Crested Newt Survey
- Drainage Proposal
- Air Quality Assessment
- Noise Assessment

HISTORY:

2015: Positive Screening Opinion issued in relation to proposed industrial development site area approximately 6.6 hectares.

1989: Planning permission approved for the siting of a prefabricated building with link to existing workshop

1980: Planning permission granted for the siting of a portakabin for use by supervising staff at former gas processing plant.

1978: Planning permission refused for the change of use of buildings last used for gas processing into premises for the supply and repair of farm machinery at former gas processing plant.

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1977: Planning permission granted to use former office block as a design and assembly workshop.

1976: Planning permission refused for the change of use of part of former natural gas processing site and existing boiler house building for storage and maintenance of oil rigs and service depot for spare parts for oil rigs.

1976: Planning permission granted for the permanent use of land for the control of natural gas.

1976: Planning permission granted for the change of use of disused offices into design and assembly workshop.

POLICY:

National Policy

National Planning Policy Framework 2012 (NPPF)

National Planning Policy Guidance 2014 (NPPG)

Local Plan Strategy

Policy SP1 – General Location of Development and Settlement Hierarchy

Policy SP6 – Delivery and Distribution of Employment Land and Premises

Policy SP9 – The Land-Based and Rural Economy

Policy SP10 – Physical Infrastructure

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP15 – Green Infrastructure Networks

Policy SP16 - Design

Policy SP17 – Managing Air Quality, Land and Water Resources

Policy SP18 – Renewable and Low Carbon Energy

Policy SP19 – Presumption in favour of sustainable development

Policy SP20 – Generic Development Management Issues

Policy SP22 – Planning Obligations, Developer Contributions and Community Infrastructure Levy

APPRAISAL:

The main considerations in relation to this application are:

- The principle of the proposed development;
- The economic benefits associated with the proposal;
- The layout, design, scale and appearance of the proposed Sylatech building (Full element);
- Whether the outline proposals for B1 and B2 uses can be satisfactorily accommodated on the site;
- The potential for noise and disturbance to surrounding properties, including air quality, and the impacts of the proposals upon the amenities of nearby occupiers;
- The impact upon protected species (Great Crested Newts);

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- Whether the proposed development will have a significant impact upon the Vale of Pickering landscape character area;
- Foul and surface water drainage;
- Flood risk;
- Highway safety- including access, parking, and turning and the impact of the proposal upon the local highway network;
- Archaeology;
- Developer contributions;
- The impact upon trees and landscaping of the site;
- Ground contamination.

Members will appreciate that this Major application has the potential for significant economic benefits, however not all consultation responses have been received at the time of writing this report. A further update Report will be presented to Members on the Late Pages to deal with outstanding issues.

The principle of industrial/business development on this site

This application has been advertised as a 'Departure' as the land in question has not been allocated for industrial or business development. It is currently classed as open countryside within the Local Plan Strategy.

National Planning Policy Framework (NPPF) contains strong general support for new economic development. Para. 18 of NPPF states:

'The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.'

and Para. 19 of NPPF states:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.'

'Therefore significant weight should be placed on the need to support economic growth through the planning system.'

There is therefore considered to be a requirement for Members to attached significant weight to this proposed relocation of an existing business and the expansion of this existing industrial estate.

As the site has not been allocated for this intended purpose it is also important to consider para. 14 of NPPF, which states:

*'At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.'*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the*

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development needs of their area;

- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

- *specific policies in this Framework indicate development should be restricted.*

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*

- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*

- *specific policies in this Framework indicate development should be restricted'*

Members should therefore be advised that in accordance with Para. 14 above the Development Plan can be considered 'silent' in part as it currently does not contain a Development Plan Document relating to Allocations for Business or Industrial Development. An assessment of this proposal is therefore required as to whether there is any significant or demonstrable harm as a result of the proposal or any conflict with any policies within NPPF.

In terms of the Local Plan Strategy (LPS), Policy SP6 of the LPS identifies Pickering as requiring approximately 5.55ha to 6.75ha of industrial land over the Plan Period (15 years). At the present time the Council does not have an Allocations Development Plan Document. For comparison purposes, this site is 6.6 hectares.

The Council has issued a consultation on Preferred Sites for allocation in 2015. This site (Site 650) forms part of a wider submission to the Council for proposed industrial/business allocation. In regard to this site, the Sites Document 2015 indicates that a reduced area (without the eastern limb) of Site 650 akin to the application site in question is a Preferred Option for allocation for industrial/business purposes in principle. The Consultation on Sites Document in relation to this site states:

'Site 650 – Land south of Enterprise Way and East of Outgang Lane (16.3 ha)

Site 650, Land south of Enterprise Way and East of Outgang Lane, is a significantly larger site of 16.3ha. It includes land which is directly to the south of the established Thornton Road Industrial Estate. This is a successful business/industrial area of the town. It is currently in the ownership of Northern Gas Networks. A significant component of the site would represent a practical extension to the industrial estate, also within land which has less sensitive landscape features. The site is a larger than the Local Plan Strategy sought to identify. But there will be a need to factor in the nature of the site, the end-user's needs, and its viability to be redeveloped. Preliminary investigations concerning the access to the site and increased capacity of existing junctions is indicating that there are no concerns. There are some

constraints, particularly concerning the mitigation to protect known Great Crested Newt populations and significant levels of contamination. Officers will use the consultation period to work with the Environment Agency, Natural England and the landowner to investigate the detailed mitigation required in response to the issues identified.

There is also an “eastern limb” to the submission. The eastern limb of the site has significant flooding constraints, and the landscape sensitivity also increases. This eastern limb also abuts the North York Moors National Park boundary. It is considered that the constraints of this part of the site can simply be avoided through deletion of the eastern limb from the site's 30 extent. This would also align the site's size closer to amount of employment land identified for Pickering by the Local Plan Strategy.

The site represents a very significant opportunity to bring new employment land to Pickering to allow the relocation and expansion of existing businesses in the District and to provide land to meet latent needs within various sectors of industry and business.'

There was no other sites considered to be suitable for industrial/business allocation in Pickering. The site being a Preferred Option for allocation is material to the consideration of this application.

In view of the national policy background and that the site is a preferred option for industrial/business allocation in Pickering . It is considered that the principle of this proposal is acceptable subject to there being no conflict with NPPF policies or any other significant or demonstrable harm being identified.

The economic benefits associated with the proposal

Micro Metalsmiths (now Sylatech) was created in 1964 and was primarily involved in the design and manufacture of aerospace /aeronautic microwave components and assemblies, including components for battlefield radar, missile guidance, security and telecoms purposes. It is understood to be one of only two companies globally that uses similar technologies to produce fine wall castings, the other being in Massachusetts USA. Its turnover is stated within the submission to be £7.5m, but with a prospect of increasing to £14m if the new premises and business plans are realised. The current operations are understood to have outgrown the current building at Kirkbymoorside with investment of approximately £8m to redevelop its current site for its future requirements. Currently the company has 135 employees, and with the proposed expansion this could increase by an additional 35 employees.

The Outline element of the application is aimed at complimentary and associated industries and technologies, with the intention of a creating a commercial 'hub' on the proposed site.

The company wishes to retain its presence in Ryedale, and in doing so retaining existing jobs and creating new jobs too. The proposal provides important direct and indirect economic benefits to the local area. Employment is a significant factor in ensuring sustainable development in the District.

The Council's Regeneration Manager has also supported the application, and stated:

'An application has been made, via the LEP, for Local Growth Fund money to support the project which has the potential, over the next ten years, to:

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- *create in-excess of 300 full-time equivalent direct jobs and approx. 500 indirect jobs;*
- *safeguard 120 existing jobs*
- *provide 5.7ha of new serviced employment land*
- *accommodate 17,000m² of new business floorspace*
- *attract investment of circa £14m into the District'*

Policy SP19 of the LPS and NPPF have a strong presumption in favour of sustainable development. Members are advised to attach significant weight to the associated economic benefits when considering this application.

The layout, design, scale and appearance of the proposed Sylatech building (Full element)

The site where the proposed building is to be located is approximately 3m lower than existing units on Thornton Road Industrial estate that adjoin the northern boundary. There is some concern at the scale of the building, being 14.8m at its highest point, which is considerable. The reduction in ground levels from the northern side will assist in reducing the impact of the height of the proposed building.

The design and materials used on the building is considered to represent its functions. The materials also help to break up the bulk of the western elevation. The exact materials to be used within the building will need to be specified by planning condition if permission is granted.

The landscaping, boundary details and ground surfacing materials are considered to be important to ensure a satisfactory external appearance.

Whether the outline proposals for B1 and B2 uses can be satisfactorily accommodated on the site

The Outline element has all matters reserved and features an indicative plan how the proposed development could be arranged on the site. The indicative plan demonstrates how the quantum of Use Class B1 (5,900m²) and Use Class B2 (5,990m²) of floor space can be accommodated on the site.

Three buildings housing B2 uses are proposed to be located adjoining the northern boundary and a further building containing Use Class B2 is located adjoining the western boundary. The B1 'light industrial' uses are within the middle of the site and adjoining the southern boundary. The indicative units are relatively large and it is the intention to attract businesses that compliment and which are associated with Sylatech.

Landscaping is proposed on the frontages of the proposed buildings, and where possible car parking is located to the rear of buildings, so as not to create a 'car dominated' environment.

Regarding the proposed materials, it is necessary to ensure the appearance of a high quality business park. This can partly be achieved by conditioning the external appearance of buildings, landscaping, ground surfacing materials and boundary details.

Archaeology and Heritage

The applicant submitted an Archaeology and Heritage Assessment. There are no heritage assets within a 500m radius of the site. The nearest heritage assets to the application are:

- Town End Farm House - Grade 2 listed building on Thornton Road 700m to the north west of the site.
- Medieval earthworks - Scheduled Ancient Monument -1.7km to the east at Thornton le Dale
- Pickering Castle - Scheduled Ancient Monument - 2km to the north west

There are the following non-designated heritage assets:

- A 'ladder settlement' thought to be of at least regional significance approximately 1km to the north west of the site.
- Cropmark linear ditches thought to be of local significance approximately 450m to the south of the site.

The Assessment concludes that the proposal will not adversely affect the setting of these heritage assets, and Officers concur with that view.

The Assessment states that the site was previously occupied by a gas processing plant, as a result the site is highly likely that this previous use would have had a detrimental impact upon any archaeology. The County Archaeologist has been consulted and has raised no objection to the proposed development.

Developer contributions

The proposed development is not CIL chargeable

A detailed appraisal of the outstanding issues and considerations linked in the Appraisal section of this report will be available on the Late Pages .

RECOMMENDATION: TO FOLLOW

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