

Item Number: 9
Application No: 19/00241/MREM
Parish: Malton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: CDP Ltd (Mrs Miranda Bell)
Proposal: Use of land adjacent to Unit B1 as an extension to the service yard to accommodate existing and future staff parking and to enable the storage of raw materials (metal rolls) in containers and finished products on racks (outline approval 14/00426/MOUTE dated 24.03.2015 as amended refers)
Location: Land At Edenhouse Road Old Malton Malton North Yorkshire
Registration Date: 25 February 2019
8/13 Wk Expiry Date: 27 May 2019
Overall Expiry Date: 27 March 2019
Case Officer: Gary Housden **Ext:** Ext 43307

CONSULTATIONS:

Flood Risk Malton Town Council	Require further information recommend approval, subject to adequate mature tree / hedge screening
Highways North Yorkshire	No objections
Neighbour responses:	No responses received

SITE:

The site is located to the north of Eden House Rd on the Eden Park West business area. The land in question lies immediately to the south of Unit B1 and has an area of approximately 4000 square metres. The southern boundary of the site is denoted by a well-established hedgerow.

PROPOSAL:

This reserved matters application has been submitted on behalf of the proposed occupier of unit B1, a local company known as Commscope who are currently based on the York Rd industrial estate. Details of the company are set out in the appended covering letter. The proposed site is to accommodate the proposed business expansion with the addition of 20 new staff. The extended area is to accommodate existing and future staff parking requirements and storage of raw metal and finished products in racks. The proposed storage will not exceed 2.5 metres in height above ground level and will be enclosed on the outer boundaries by 2.4 metre high v-guard fencing. Additional planting in the form of 8 No. Tilia Cordata (Small leaved Lime) are proposed to augment the existing boundary hedgerow on the southern boundary of the site and to break up the profile of the industrial unit beyond with the proposed extended service area.

Plans showing the location of the site, the additional service yard area and drainage proposals are appended to this report for Members information.

POLICY:

Ryedale Plan Local Strategy

Policy SP13 Landscapes
Policy SP14 Biodiversity

Policy SP15 Green Infrastructure Networks

Policy SP16 Design

Policy SP17 Managing Land, Air Quality and Natural Water Resources

Policy SP20 Generic Development Management Issues

RELEVANT PLANNING HISTORY:

Outline planning permission for new livestock market, Agricultural business centre, Business Park and associated development Ref 14/00426/MOUTE approval 24.05.2015.

Construction of Retention pond, associated landscaping and pumping station Ref 16/00251/MREM approved 24.05.2016.

Formation of roundabout access and internal access road to serve development at Eden House Road Ref 16/00412/FUL approved 08.07.2016.

Erection of Unit A- industrial unit subdivided into 4No. Units and Unit B - industrial unit subdivided into 2No. Units Ref 18/00243/MREM approved 25.5.2018.

In addition to the above mentioned planning permission and reserved matters approvals the site is located on part of the land that is the subject of the Malton Food Enterprise Zone and associated Local Development Order that was adopted by the Council on 21st February 2017. The LO is the subject of a Master Plan which identifies the site as being within development Zone 3.

In the context of the LDO the master plan gives advice in respect of the design and heights of buildings, use of materials, structural landscaping, site specific landscaping and boundary treatments.

APPRAISAL:

The principle of development has already been established by the grant of outline planning permission set out above. More recently reserved matters approval was granted for two buildings which contained six units Reference 18/00243/MREM. The buildings are currently under construction on site and this application is for an additional service area to serve Unit B1 (the southernmost unit).

The key considerations are:

Landscape and visual impact

Parking/Highways issues

Drainage

Other Matters

Landscape / visual impact

The site is located to the southern side of Unit B1 and will provide an additional service area for parking and storage of raw and finished materials. It is proposed that the storage racks and raw materials will not exceed 2.5 metres in height above the finished surface level of the service yard. This will assist in ensuring that materials are not visually intrusive when viewing the site from Edenhouse Rd. There is a well-established boundary hedge and as mentioned earlier in this report additional tree planting is proposed to augment the hedgerow screen.

Viewed from within the site the new area is read in connection with the existing internal access road and approved parking and servicing areas. The approved building acts as an effective screen when viewed from the north.

The visual appearance of the proposal is considered to be acceptable subject to the imposition of appropriate conditions to control storage heights and the planting of additional tree species on the southern boundary. Subject to this the proposal is considered to satisfy Policy SP13 and the relevant sections of Policies SP16 and SP20.

Parking/Highway issues

NYCC Highways have been consulted on this application and have no objection to the proposal. No additional conditions are recommended. The application is therefore considered to satisfy this aspect of Policy SP20.

Drainage

Members will be aware that that drainage was a consideration in respect of the original outline planning permission for the entire site Ref. 14/00426/MOUTE. Indeed the first reserved matters application was for the main retention pond associated landscaping Ref. 16/00251/MREM and this was shortly followed by an application for the roundabout and internal access road under Ref. 16/00412/FUL.

The current application is accompanied by its own drainage plan for the site which shows that foul water will link to the existing connections for the site and that the surface water from the service yard will link to the existing arrangements to the main retention pond to the south of Edenhouse Rd.

The Lead Local Flood Authority has been consulted on the application and have requested further confirmation of this detail and a response has been requested from the drainage engineers acting on behalf of the applicant. Members will be updated on the Late Pages or at the meeting. Subject to clarification of this matter Policy SP17 is considered to be satisfied.

Other Matters

Malton Town Council have responded to the application. No objection has been received however comments were made in respect of the need for tree and hedge screening of the service yard area. Conditions relating to additional planting and limitations on storage heights are considered to be appropriate forms of mitigation.

At the time of writing this report no other third party comments have been received.

Subject to the imposition of appropriate conditions and confirmation that the LLFA is content with the surface water drainage details, this application is considered to comply with the policies in the adopted development plan. There are no the issues to warrant a decision other than in accordance with the adopted plan.

RECOMMENDATION: Approval subject to confirmation of surface water drainage details and the following conditions

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

Site location Plan M2820-B1-101 ; Additional Service Yard Plan M2820-(B1)-100 and Service Yard 4656-1-D8

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

- 2 The proposals for the landscaping of the site shown on plan No M2820-(B1)-100 shall be completed in the first planting season following the commencement of the development or such longer period as may be agreed in writing with the Local Planning Authority. Any trees/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.

- 3 No raw or finished materials shall be stacked or stored to a height exceeding 2.5 metres above ground level.

Reason: To ensure that the appearance of the area is not prejudiced by the external storage of materials.