

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Irton

Application No. NYM/2019/0129/NM

**Proposal: non material amendment to planning approval
NYM/2017/0505/MEIA to allow design amendments to service shaft and
production shaft buildings**

**Location: Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby
Plantation) Sneatonthorpe (minehead); underneath 252 km2 of the
NYMNP (winning & working of minerals); a corridor extending
underground from the edge of the NP boundary to Wilton Complex
(mineral transport system); Ladycross Plantation near Egton Lockwood
Beck Farm near Moorsholm Tocketts Lythe near Guisborough
(intermediate shaft sites); site within the eastern limits of the Wilton
Complex Teeside (tunnel portal)**

Decision Date: 27 March 2019

Extended to: 05 April 2019

Consultations

Borough/District - Has no objection

Parish – Sneaton and Eskdaleside cum Ugglebarnby parishes have been consulted. The time period for responses expired on 29 March 2019. No responses have been received.

Site Notice/Advertisement Expiry Date –

Others – National Park Authority Conservation team – no objections received.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the amended plans, which comprise revisions to the design of the service shaft and production shaft permanent mine head buildings (Woodsmith Mine site) as shown on drawing numbers:</p> <ul style="list-style-type: none">- DMC-WS-P-0150-1200-AR-DR11-2171 rev. P- DMC-WS-P-0150-1100-AR-DR11-2170 rev. J- 653-AP-0058 rev. 10 <p>Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of permission NYM/2017/0505/MEIA dated 6 February 2018.</p>
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Reason(s) for Condition(s)

1.	PLAN03	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the National Park.
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Informatives

MISC INF02 Coal Referral Area

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Background

The current substantive planning permission for the Woodsmith mine development was granted on 6 February 2018 and includes an indicative design for the permanent buildings at the mine head site. The approved scheme carries forward the building design principles contained in the original 2015 permission for the mine. The development commenced in May 2017 and construction works are currently in progress.

The schedule for construction indicates that construction of two of the permanent minehead buildings, one each over the service and production shafts at Woodsmith Mine, will commence during 2019. The approved buildings are large in scale with general dimensions as follows:

Service shaft building – overall length 87.6m by maximum width 47.4m, with a height from finished floor level to ridge of 9.6m.

Production shaft building – overall length 108.9m by maximum width 51.4m (reducing to 35.3m for the majority of the length of the building), with a height from finished floor level to ridge of 9.1m.

The permission also limits the maximum height of these two buildings to a level of 212.8m aod, to ensure that proposed landscaping measures are effective in achieving visual screening of the buildings during the operational stage of the Mine.

The developer is now seeking non-material amendments to the design of the two buildings, including in order to meet technical requirements for the interior installation of plant and equipment. The main change proposed is a raising of the eaves height by approximately 2.5m over the southern half of the service shaft building, with a corresponding reduction in the pitch of the roof in this part of the building. This overall impact of this change would be partially offset by a 0.1m reduction in the overall height of the building (to the ridge). The applicant has indicated that the raising of the eaves over part of the building is needed in order to be able to accommodate an internal sliding crane system over the service shaft. There are no proposed changes to the overall size or configuration of the production shaft building.

Other changes proposed to each building comprise the installation of revised door openings (both number and position); the addition of ventilation louvres, and; provision of one external fire escape staircases to the service shaft building and two for the production shaft building.

Building materials proposed at the time of the substantive consent (concrete panel plinth with timber wall cladding above and profiled sheet steel roof) remain unchanged although the proposed details have been clarified and refined. Timber cladding would comprise wide boards immediately above the concrete panels, reducing to narrow boards with wider spacing above, in order to help reduce the overall visual massing of the building. External doors, louvres and fire escapes would be painted light grey in order to match, in anticipation, the colour of the timber cladding when aged. It is proposed that the roof would be coloured anthracite grey (RAL 7016) consistent with the indicative design drawings already approved. This is considered to be an appropriate choice resulting in a relatively recessive and non-reflective appearance, in line with the overall design principles for the Mine.

Main Issues

An application for a non-material amendment is not an application for planning permission and is not required to be considered against the policies in the development plan. National planning guidance indicates that the local planning authority should be satisfied that the proposed change is not material, and must have regard to the effect of the change together with any previous changes made as non-material amendments, on the permission as originally granted.

As noted earlier, the main permission for the mine development, granted in February 2018, sets out the agreed design principles for the permanent minehead buildings. The changes now proposed to two of the buildings would not result in any significant alteration to their overall dimensions. However, the detailed configuration of the service shaft building would change as a result of a partial raising of eaves height and corresponding minor change in roof profile. Whilst this could lead to some increase in the visual mass of this building, the effect of this change would to some extent be offset by a very minor reduction in its overall height. The addition of ventilation louvres, changes to door openings and addition of external fire escapes to both buildings is not expected to lead to any material change in the overall design principles for the development, or to any adverse impact outside the immediate site.

The changes proposed need to be considered in the context of the overall scale of the minehead development, as well as the agreed design concept for the minehead development at operational stage, which is to ensure effective long-term screening through enclosure by landscaped bunds and tree/shrub planting. Importantly, the changes proposed would not result in any breach of the approved maximum height for minehead buildings, which was established to ensure that effective screening can be provided in the longer term.

It is expected that there will be temporary visibility of the buildings from certain public view points during the construction stage and prior to full establishment of screen mounds and landscaping. It is therefore important that building materials are selected to minimise the potential for adverse impact. The proposed installation of timber cladding, with a dark grey coloured roof with a relatively non-reflective finish, is considered to be an appropriate means of reflecting both the National Park setting and the agreed design principles.

Other non-material amendments approved previously at the site include the installation of additional minor buildings and infrastructure and detailed changes to internal layout. In combination the effect of the changes now proposed, together with those already approved, is not considered to lead to any material revision to the substantive scheme already permitted and it is therefore recommended that approval be granted.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy E3 which seeks to ensure that new development will not have a detrimental impact on the landscape of the National Park.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Officers have held pre-submission discussions with the applicant and have continued to engage with the applicant during consideration of the proposal.