

NYMNP

03/04/2019

## DESIGN AND ACCESS STATEMENT

**PROJECT:** IMPROVEMENTS AND MODIFICATIONS AT  
WILF NOBLE BUILDING SUPPLIES LIMITED  
SNEATON LANE  
RUSWARP  
WHITBY  
NORTH YORKSHIRE  
YO22 5HL

**APPLICANTS:** WILF NOBLE BUILDING SUPPLIES LIMITED

**DATE:** 27<sup>th</sup> March 2019

**OUR REF:** 5333- Improvements

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## **1.0 INTRODUCTION**

- 1.1 This report has been commissioned by Wilf Noble Building Supplies Limited of Sneaton lane, Ruswarp, Whitby, North Yorkshire YO22 5HL.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

## **2.0 THE PROPOSED DEVELOPMENT**

- 2.1 This application is for improvements and alterations to the Wilf Noble Building Supplies site, plant and entrance from Sneaton Lane. In addition, a separate application has been made for an advertisement immediately adjacent the highway entrance under Planning Portal Reference Number PP-07737784.

## **3.0 AMOUNT**

- 3.1 This design and access statement accompanies an application for the following items: -
- Amended detail to highways junction.
  - Amending the site layout.
  - Repositioning of shed.
  - Change to section of concrete plant.

## **4.0 USE**

- 4.1 There are no changes to the proposed use of Wilf Noble Building Supplies Limited site at Sneaton Lane, Ruswarp. The proposals are to improve the use and efficiency of the site, particularly in respect of safety.

## **5.0 LAYOUT**

- 5.1 The site of Wilf Noble Building Supplies is set within an industrial area with only a few residential properties.
- 5.2 Past changes to the site to include a waste transfer station included extensive perimeter planning to the south and east.

5.3 A key component of this application relates to layout changes. Each of these is set out beneath and explained in full.

- The existing parking and unloading area to Wilf Noble Building Supplies Limited is utilised by the general public, delivery vehicles and trade customers. The roadway into the site that is shared with Ruswarp Service Station, Wilf Nobles Plant and Wilf Noble Building Supplies, has been identified as an area that needs improvement for site health and safety. The existing entrance from the circulation roadway, that runs against the Ruswarp Livestock Mark Boundary to the east, has a sharp turn into the building yard where there are gates. It is proposed to reposition the gate onto the circulation roadway to improve road safety but also site security.
- To the rear of Ruswarp Service Station there is an existing small industrial unit that is currently vacant. It is proposed to relocate this shed as shown on the proposed plans and create a separate roadway into the material stock yard for heavy goods vehicles with sufficient space left for these to turn adequately together with creation of a temporary parking area. To facilitate this a new section of hardstanding will be constructed at a slight gradient.
- The junction with the circulation road and Sneaton Lane was identified during past planning applications by the National Park as an area where improvements should be seriously considered. Wilf Noble Building Supplies Limited acknowledged this and has prioritised this as an area where changes are essential to improve safety. It is proposed to extend the site into the corner of the livestock mart and redefine the boundaries, remove trees and hedges (to improve visibility) and rationalise signage.

5.4 The final part of the application relates to changing a section of the concrete plant. The existing and proposed layouts with 3D imagery clearly illustrate this. These proposals have little to no impact on the appearance of the concrete plant as a whole. This proposal has been put forward to improve the quality and efficiency in delivering concrete products as standards become evermore stringent.

## 6.0 **SCALE**

6.1 The site as a whole will not see any significant changes. The additional section of land immediately adjacent the junction with Sneaton Lane that is to be divided off from the adjacent Livestock Mart is to improve safety at the road junction. This not only benefits Wilf Noble Building Supplies but also Wilf Nobles Plant Hire/Machinery and Ruswarp service Station. It also enables rationalisation and improvement of signage which at the present time is simply vinyl banners secured to trees. The proposed post and panel signage will be much more professional and visible.

6.2 The existing building that is to be repositioned is relatively small in scale for an industrial unit. Its repositioning to the rear of the existing semi-detached residential units will in fact act as a screen from the activities in the yard of Wilf Noble Building Supplies Limited. This is in addition to the past tree planting that is now getting well established along this boundary.

- 6.3 The existing car park area to Wilf Noble Building Supplies will now incorporate a section of the upper circulation roadway to the north leading up to Wilf Noble Plant Hire and Machinery. In the context of the wider landscape this has little to no impact but does significantly improve safety and security. The current arrangements with the roadway being open right up to the plant yard is a vulnerable area in terms of security as access can not be controlled. The clearly defined circulation routes within the yard will be of benefit to both trade customers and general public customers. The separation of large HGV deliveries away from the principle customer car park will improve the general efficiency of the site and limit the associated risks.

## **7.0 LANDSCAPING**

- 7.1 The application includes no significant landscaping proposals. Where the junction is to be improved a section of Leylandii trees and hedging is to be removed. This will increase the visibility and enable signage to be improved. A proposed section of native species hedge will help redefine the boundary against the mart car park and is clearly shown on the proposed drawings.
- 7.2 The land around the proposed signage will be primarily covered in gravel to create a permeable free draining surface with then substantial curb detailing to protect adjacent telegraph poles.
- 7.3 A separate assessment in respect of trees and hedging has been submitted with this application.

## **8.0 APPEARANCE**

- 8.1 No considerable changes to the appearance or buildings proposed. Although the small industrial unit is to be relocated the materials are not to change. This is demonstrated by the existing and proposed drawings.
- 8.2 The separate application for the advertisement clearly sets this out to be 5 meters tall by 1.5 meters wide in a post and panel configuration with illumination.

## **9.0 ACCESS**

- 9.1 The proposed vehicle tracking diagram has been a key consideration in the proposed site design. The drawing submitted with this application titled 'Vehicle Tracking' produced by Alan Wood and Partners Engineers clearly demonstrates the improved access arrangements that will benefit not only Wilf Noble Building Supplies Limited and the surrounding users but also the general public in terms of highways safety.

## 10.0 PLANNING POLICY ASSESSMENT

### North York Moors National Park Authority- Core Strategy and Development Policies (2008-Local Plan)

10.1 This development falls within the North York Moors National Park Authority. The relevant planning document is the Local Development Framework Core Strategy and Development Policies. This was adopted by the North York Moors National Park in 2008. The North York Moors National Park are working on a new Local Plan which will likely be in position from 2020-2035. The new plan is currently in its preferred options version. The publication version of the plan is anticipated in April 2019. This will effectively be the Authorities draft final plan and will be subject to consultation. It is anticipated that this plan will be adopted in March 2020.

10.2 Relevant policies in the current plan are as follows-

- Development Policy 3 entitled Design, sets out that development will only be permitted in certain circumstances where it is to maintain and enhance the distinctive character of the Park. The information put forward with this application clearly sets out that the development is to improve an existing use in what is an industrial area and will have no adverse impact on the landscape or the special qualities of the park.
- Core Policy H deals with supporting the rural economy stating that-  
*'The rural economy will be strengthened and supported by providing local communities with a range of opportunities for entrepreneurship, education and training. This will be achieved through:  
'New employment development in the Local Service Centre of Helmsley, Whitby Business Park, Service Villages and the Local Service Villages.'*
- The industrial area at Ruswarp has not been defined in the Local Plan but is well established and is made up of a variety of different users. The proposal in this application is set to improve the efficiency, safety and outward appearance of the business in the village. Such changes are essential for the ongoing viability of the business which is a large employer.
- In the Local Plan Preferred Options Documentation Section 6- Business and Land Management, there are a number of key emerging Policies. This includes the following:-  
  
*'14. Protect existing employment opportunities and support new enterprises which are in appropriate locations and do not detract from National Park purposes.*  
  
*16. Encourage a sustainable and prosperous rural economy with businesses that are appropriate to and benefit from National Park purposes.'*

- In the introduction element of section 6 the following is stated:-

*'This chapter of the Plan sets out the policies which we will use to help promote economic wellbeing of the residents and employees within the National Park through the careful consideration of new proposals for employment, retail and agricultural development. These policies are intended to help meet the statutory duty on National Park Authorities to seek to foster the economic and social well-being of local communities, within its remit to pursue the National Park statutory purposes.'*

The proposals are directly inline with the statement in this introduction.

- Strategic Policy K- The Rural Economy specifically notes that development will be permitted where –

*'1. It promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;*

*2. It helps maintain or increase job opportunities...'*

The proposals will promote, protect and help maintain the existing business.

### **National Planning Policy (NPPF)**

10.3 The National Planning Policy Framework was revised on the 24<sup>th</sup> July 2018. This was a first revision of the National Planning Policy Framework since 2012.

10.4 A key part of the NPPF is the presumption in favour of sustainable development and with decision making under paragraph 38 that 'Local planning authorities should approach decisions on proposed development in a positive and creative way... to secure developments that will improve the economic, social and environmental conditions of the area.'

10.5 Section 6 of the NPPF- Building a strong, competitive economy, has a number of key paragraphs. Parts of this support a prosperous rural economy. Paragraph 83 the NPPF states the following-

- *'Planning policies and decisions should enable:*
  - a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
  - b) the development and diversification of agricultural and other land-based rural businesses;*
  - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
  - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*

10.6 The proposal in this instance is to change and modify the site to make it more sustainable and protect the business going forward in turn protecting the jobs provided.

**11.0 CONCLUSION**

11.1 The proposals set out within this application will enhance the existing site with no detriment to the wider landscape or special qualities of the National Park. Safety will be vastly improved not only within the site but also at the road junction with Sneaton Lane.

11.2 The outward appearance of Wilf Noble Building Supplies Limited will be much improved with new signage. Alterations to the site layout will improve efficiency, safety and security.

11.2 Taking account of the above, the development is considered to accord with the policies of the development plan and it is requested that planning permission should be granted.

**Louis Stainthorpe**

**Chartered Building Surveyor**

BSc (Hons), MRICS, RICS Registered Valuer, MCABE



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## TREE ASSESSMENT

**PROJECT:** Wilf Nobles, Sneaton Lane, Ruswarp, Whitby, YO22 5HL

**APPLICANT:** Wilf Nobles Limited

**DATE:** 13<sup>th</sup> March 2019

**OUR REF:** 5333-TREE

## **1.0 INTRODUCTION AND BACKGROUND**

- 1.1 The application is for the improvements and alterations at Noble Building Supplies, Sneaton Lane, Ruswarp.
- 1.2 The application drawings clearly set out the existing and proposed arrangements. The main element of the application that has an impact on trees is the improvement to the highways entrance and the HGV route into the building supply storage yard.

## **2.0 GENERAL DESCRIPTION OF THE LANDSCAPE**

- 2.1 The site lies at the southern boundary of Ruswarp which is to the south of the river Esk therefore within the North York Moors National Park Authority.
- 2.2 This section of Ruswarp is made up of primarily industrial and commercial uses with only a few residential dwellings. Adjacent to the west is the car parking area for the Ruswarp Livestock Mart. To the south east, south and south west there are agricultural fields laid to grass with native species hedging and rylock fencing.
- 2.3 To the north the site is bounded by a mix of industrial units and two residential houses (2 semi-detached houses) plus an entrance for the waste management site.
- 2.4 The existing boundaries to the site are a mix of paladin fencing, retaining walls, planted borders with semi mature trees and earth embankments.

## **3.0 TREES TO BE AFFECTED BY PROPOSALS**

- 3.1 Drawing Reference 0005 clearly illustrates the vehicle entrance to the site. This is from Sneaton Lane where the private roadway then gradually slopes upwards towards the entrance to the building supplies yard. This is to the rear of Ruswarp Service Station. To the west of the highways entrance is a 4m high section of Leylandii trees which is the boundary with Ruswarp Livestock Mart. This then meets native species hedging along Sneaton Lane with a small grass embankment down to the pavement. The corner of the Ruswarp Livestock Mart is in the process of being purchased and will form part of Wilf Noble Building Supplies Ltd. The proposal is therefore to improve the road junction in terms of safety and to enable existing advertisements to be rationalised on quality permanent signage.
- 3.2 The proposal at this position therefore involves removal of the Leylandii trees and a section of the native species hedging against Sneaton Lane as illustrated. This will be of considerable benefit in terms of safety as it vastly improves the visibility splays for vehicles at a position on the site that has been identified to be at risk and in need of improvement.

- 3.3 The parking area to the rear of the Ruswarp Service Station, where this meets the palisade fencing against the car park for Wilf Noble Building Supplies, has 3 large Leylandii trees that have been heavily cut back as they have been problematic in terms of their root growth physically pushing over fences. The new HGV route into the site to improve safety means these trees need to be removed.

#### **4.0 PROPOSED PLANTING**

- 4.1 The modifications at the highways entrance position will involve some re-delineation of the site boundary. To the north a section of the boundary against Sneaton Lane will remain open for improved visibility but with a boundary inward of the site to the west finished in native species hedging.

#### **5.0 CONCLUSION**

- 5.1 The proposals at the site have been driven primarily to improve safety and the appearance of the entrance.
- 5.2 Where a section of hedging is to be lost against Sneaton Lane further hedging will be planted along the revised boundary position to replace any lost habitat.
- 5.3 The loss of the trees at the boundary between the building supplies car park and the Ruswarp Service Station car park will not be of any significant detriment in that these are heavily shielded in the landscape by the existing buildings and structures. The trees are of very limited quality being Leylandii and have already been heavily cut back and a number removed in the past as they have been causing damage.
- 5.4 Attached herewith at Appendix 1 are a number of photographs of the trees and hedging this assessment relates to.

**Louis Stainthorpe**

**Chartered Building Surveyor**

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Appendix 1. Wilf Noble Building Supplies Ltd. Tree Assessment



Photo 1 Aerial view with trees and hedging ringed in red that are to be removed.



Photo 2 Trees between Building Supplies and Ruswarp Service Station. (viewed from South)

Appendix 1. Wilf Noble Building Supplies Ltd. Tree Assessment



Photo 3 Trees between Building Supplies and Ruswarp Service Station. (viewed from North)



Photo 4 Leylandii trees at junction to be removed. These significantly block visibility.

Appendix 1. Wilf Noble Building Supplies Ltd. Tree Assessment



Photo 5 Leylandii trees and hedging at junction viewed from the south.



Photo 6 Leylandii trees and hedging at junction viewed from the west along Sneaton Lane. Note only a section of the hedge is to be removed, not all.