



NYMNP
19/04/2022

Silo B

Dear Dave,

21/04/21

Firstly thank you for your enquiry on a new 50 ton upright cement silo, With 1800mm center leg widths. Below are the details of the silo.

1x 50 ton cement silo to be supplied with the following

- 2 x High & low level indicators,
- Roof mounted Wam 24m3 reverse jet air filter complete with roof mounted VCP Relief Valve,
- 24lt air compressor for filter,
- weigh cells
- auger length TBC to fit onto weigh pod

Price is inclusive of delivery and installation

Delivery to be confirmed

Customer is responsible for all ground works, power supply and crane hire.

danfordsltd.com

Danfords (Construction Equipment) Ltd
Marlbrook Park
Marlbrook
Leominster
Herefordshire
HR6 0PH



Company Name: Danfords (Construction Equipment) Ltd
VAT No: 351876967. Company Registration No: 7316074

PLANNING SUPPORTING STATEMENT

At: Wilf Noble Cement Plant
Sneaton Lane, Ruswarp

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Acting upon the request of the applicant, Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Wilf Noble Building Supplies, Sneaton Lane, Ruswarp, Whitby, YO22 5HL.
- 1.2 The application is purely connected with the established cement plant and seeks consent for the relocation of the concrete silo (approved under planning permission NYM/2019/0 238/FL) to make way for the erection of a new 50 tonne powder storage cement silo.
- 1.3 No other changes are proposed at the Cement Plant at the present time.
- 1.4 The location of the proposed structures is identified on the accompanying location plan together with more detailed and illustrative plans to highlight the changes to be made.
- 1.5 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of the North York Moors National Parks online search facility has revealed that the application site has the following planning history:

NYM/2019/0238/FL – alterations to highway junction, site layout and concrete plant together with replacement building at Wilf Noble Buildings Supplies – Approve.

4.0 Summary of Works

4.1 In response to the client's requirements and recent demand in building supplies and materials there is a need to increase the storage capacity for raw building materials on site. The attached plans illustrate the proposed site layout as it is now and as it is proposed:

- Location plan.
- View A - Silo A.
- View B – Silo A.
- Silo B quotation.
- Silo B proposed elevation and floor plan.

4.2 In summary, the modifications and those subsequently requested for formal approval by the Local Planning Authority are set out below:

- Silo A - Relocation of an existing silo to a new location within the plant, some 5 metres to the west of its present location (known as Silo A). This silo was permitted under application NYM/2019/0238/FL and therefore is already well established at the site. The existing silo to be relocated in light grey in colour.



Fig 1. – Silo A will be moved behind the hopper as illustrated above.

Continued ...

- Silo B - Erection of new 50 tonne powder storage silo to be located where Silo A is currently located. It measures 10.92 metres high and has a 1600 metre diameter and will match the existing silo in colour and form albeit it will be a fraction higher.

4.3 In all other respects the development remains as approved and in accordance with the original consent NYM/2013/0763/FL. As such, it is not anticipated that the level of activity arising from the additional silo will amount to a harmful impact on the site, materials stored there nor impact on the amenity of the occupiers of any neighbouring property or other users of the area or highway safety.

5.0 Planning Policy

- 5.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 5.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2019)

- 5.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in January 2019. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 5.4 Paragraph 7 of the NPPF states that ‘at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
- 5.5 Paragraph 8 states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways’ (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 5.6 The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of the right type of development to support growth (including the expansion of an existing business).
- 5.7 Paragraph 9 states that ‘planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.

- 5.8 Paragraph 10 of the NPPF confirms there is a presumption in favour of sustainable development and for planning applications such as this - proposals for development conforming to the Development Plan should be approved without delay.
- 5.9 Paragraph 38 of the NPPF relates to decision taking and confirms that 'local planning authorities should approach decision taking in a positive way to foster the delivery of the sustainable development' and that they "should look for solutions rather than problems, and decisions taken at every level should seek to approve applications for sustainable development where possible'.
- 5.10 Paragraph 81 of the NPPF states:
- "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential".
- 5.11 Paragraph 82 of the NPPF states:
- 'Planning policies should:
- set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.
 - set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.
 - seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
 - be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances'.
- 5.12 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach business development management decisions positively - looking for solutions rather than problems so that applications can be approved wherever it is practical to do so.

5.13 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

North York Moors National Park Authority – NYM Local Plan (2020)

5.14 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

5.15 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

5.16 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

5.17 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 83, 84, 127, 172
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	

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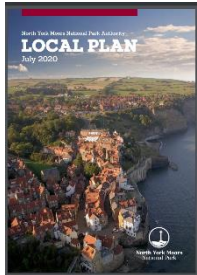
NYM Local Plan (2020)	<p>Strategic Policy A – Achieving National Park Purposes and Sustainable Development.</p> <p>Strategic Policy B – The Spatial Strategy.</p> <p>Strategic Policy C – Quality and Design of Development.</p> <p>Strategic Policy K – The Rural Economy.</p> <p>Policy BL1 – Employment and Training Development.</p>
	
NYM Supplementary Planning Documents	<p>Part 1: General Principles (2008).</p>

Table 1. – Planning policy and guidance.

5.18 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.

5.19 **Strategic Policy K** (The Rural Economy) is the most relevant to the case. It will support development that fosters the economic and social well-being of local communities within the National Park where one or more of the following criteria are met:

- It promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand.
- It helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes.
- It provides for and supports small and micro business through the provision of flexible start-up businesses.
- It provides additional opportunities to diversify and better equip the National Park’s workforce, including through the development of new communications technologies (including superfast broadband) and home working.
- It provides additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

5.20 **Policy BL1** (Employment and Training Development) is also relevant as it recognises the benefits of permitting new buildings to be used for employment and training development purposes where:

- The scale and location of the proposal would not individually or cumulatively be detrimental to the character and appearance of the local and wider landscape.
- The site can be safely accessed by the existing road network.
- There is sufficient land and storage space attached for the functional needs of the proposed use, including parking space and space for manoeuvring vehicles and that.
- There is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

6.0 Planning Assessment

- 6.1 Paragraph 83 of the National Planning Policy Framework (NPPF) states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Promoting such plans should result in:
- Support to sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - Promote the development and diversification of agricultural and other land-based rural businesses.
- 6.2 Not only does the proposed development promote the continuation of an existing business in the National Park, but it is also changing on account of global demand. In support of the construction industry there is substantial growth for raw materials and hence this is driving the demand for cement and concrete locally, nationally and globally.
- 6.3 One of the key drivers behind the growth is rural house building, meanwhile rising capita income is also underpinning demand for cement and concrete in the residential construction sector. Essentially, supply is not rising up to meet demand and there is pressure in the local area and National Park to increase capacity.
- 6.4 Having the additional storage facility will allow this rural business to take a positive approach to the three dimensions to sustainable development listed at paragraph 5.5 of this statement.
- 6.5 This proposal takes account of the guidance continued in **Strategic Policy K** where the intention is to encourage the development of rural based businesses which can benefit from the environmental, economic and social resources on offer in the National Park.
- 6.6 It is considered that this proposal would objectively contribute to the economic and social well-being of local communities and rural and construction sectors in the area. As such, it would not in any way compromise an existing, valued resource and asset of the National Parks rural economy.
- 6.7 Rather, this proposal seeks to bring an additional facility to a rural business on an already well established industrial site. Significant weight should therefore be placed on the need to support this local business and the economic growth and opportunities it will bring thereby taking into account both the applicants local business needs and that of the local economy.
- 6.8 The proposed silo will allow the cement plant to build on its strengths and provide an overflow storage facility where demand is outstripping a need for raw materials.

- 6.9 The Authority has a duty to foster the economic and social well-being of local communities whilst pursuing the National Park purposes. The proposal is one we hope to bring to the forefront and one that promotes a continued opportunity to deliver new employment, training and enterprise in the National Park. As well as supporting the continued viability of the cement plant in the long term as a valued asset to rural enterprise.

Business development

- 6.10 The site is exceptionally well placed on the edge of the NY Moors and has sufficient land to accommodate the additional storage powder storage facility. The sites compatibility to accommodate this new facility (Silo B) in addition to relocating an existing silo (A) will function well.
- 6.11 Silo B is unlikely to impact on neighbouring residential amenity, other business(es) including the adjoining land uses and general industry taking place on adjacent sites including those on the north side of the road. It is not anticipated that the development will increase activity levels significantly where it will continue to be used for users of the cement plant. It is essentially a small scale development for the site.
- 6.12 The application is not concerned with business expansion and therefore would not adversely affect the special qualities and character of the site or the wider National Park area.
- 6.13 It is particularly important at this time that the LPA recognise the requirements of the national planning policy framework and the need to consider the business needs of the applicant.

Development – key objectives

- To improve the existing facilities and provide a much needed storage facility to the existing plant.
- The proposed Silo (B) is objectively assessed ‘sustainable development’.
- The new Silo (B) is proportionately sized to meet a prescribed demand which is currently met by Silo A which will continue to serve a useful purpose yet is proving to be not enough.
- Establishing this new facility is likely to generate a small amount of local employment.
- The applicant is simply taking the opportunity to provide a storage facility and improve efficiency for the end user.

Economy and Enterprise (within the NY Moors)

- 6.14 It is important that development opportunities continue to be brought forward in the National Park. At the heart of the proposal is a commitment to improve the level of infrastructure at the Cement Plant.

- 6.15 Seeking to rebalance the problems of economic inactivity in the NY Moors with the delivery of this type of infrastructure will in our opinion act as a catalyst for further local inward investment and enable a rapid response to recent changes in economic circumstances albeit on a modest scale.

Scale and design

- 6.16 The scale and design of the proposal is commensurate with the adjacent plant and makes efficient use of an operational area. This demand is driven by the need to create a storage facility where one currently does not exist.
- 6.17 In essence, the proposal carries substantial weight to the value of using an available space on an existing suitable industrial site.
- 6.17 The new Silo (B) is designed to have the same appearance and constructional detailing to respect the context and intrinsic character of the site and the wider local rural/agricultural distinctiveness of the National Park.
- 6.18 Any residual harm from the proposed development is capable of being offset by the positive contribution that the proposed structure will make to the site/area. There is significant public and community benefits borne out by the proposed development through the net economic enhancements brought by the additional storage silo.

General

- 6.19 The Concrete Market to 2028 predicts this type of demand will continue over the next 10 years. Noble Building Supplies aim to put this plan into practice in order to safeguard the business and cause less delay in the supply chain (post 2021) and will mean that it can provide raw materials and reduce construction hold ups/waiting times.
- 6.20 All in all, the proposal is in accordance with national and local planning policies and would not give rise to a significant increase in landscape impact due to it being located within the already well established concrete plant.

7.0 Conclusion

- 7.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of this application.
- 7.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies. Paragraph 7 of the NPPF (2019) states that at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations in meeting their own needs.
- 7.3 **Strategic Policy K** seeks to provide additional opportunities to diversify and better equip the National Park with a strategic workforce including the development of new facilities for local business needs.
- 7.4 Ruswarp is an existing well-established platform for business and has the capabilities to deliver the proposed development without harm to the National Park and its inhabitants.
- 7.5 The proposal does not conflict with the existing scale, form and layout of buildings or access into and out of the site and seeks to provide an on-site storage facility which serves a long term use as predicted by global construction markets up to 2028.
- 7.6 The proposal would not result in an intensification of use or result in extra activity levels in the locality. However, it would provide a much improved facility that would not have a detrimental impact on the character of the locality or neighbouring amenity.
- 7.8 The proposal has at its heart the core principles of sustainability and is compliant with planning policy and understands the impact of the proposal on the surrounding area. The development has been objectively assessed and it is concluded that bringing a new facility to the cement plant will enhance the site as required by paragraph 83 of the NPPF in that it will allow the sustainable growth and expansion of all types of business in a rural area.
- 7.9 Taking account of the development plan in force and the core principles of sustainable development we would request that the development is respectfully approved.

Up to date photographs



Fig 2. – Extent of the cement plant.



Fig 3. – Cement plant in operation.



Fig 4. – Cement plant in operation.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

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- Variations/amendments to planning approvals
- Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

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