

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0314

Development description: relocation of concrete silo (approved under planning permission NYM/2019/0238/FL) and construction of new 50 tonne powder storage cement silo

Site address: Wilf Noble Building Supplies, Sneaton Lane, Ruswarp

Parish: Sneaton

Case officer: Mr A Muir

Applicant: Wilf Noble Building Supplies
Sneaton Lane, Ruswarp, Whitby, YO22 5HL

Agent: Cheryl Ward Planning
24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard Three Year Commencement Date The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN00	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	GACS00	No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
4	HWAY00	No development for any phase of the development must commence until a Construction Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved Construction Management Plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works: details of the routes to be used by HGV tanker traffic to and from the site.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	GACS00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of

		safeguarding the existing form and character of the building in line with North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
4	HWAY00	In the interest of public safety and amenity.
Informative(s)		
Informative number	Informative code	Informative text
1	INFO0	The applicant is advised that the conditions and informatives attached to planning permission reference NYM/2019/0238/FL remain in force and have not been superseded by this planning permission.

Consultation responses

Parish

No objections

Highways

No objections subject to condition

Yorkshire Fire and Rescue

No objections

Third party responses

None received

Publicity expiry

Site notice expiry date 20 June 2022



View of existing development from inside the yard



View from roadside looking south toward cement plant

Background

The site is on the southern edge of Ruswarp to the immediate south of Sneaton Lane and to the east of Oakley Bank. The area is generally built up and there are a mix of uses including light industrial and residential.

The site is operated as a construction materials supplier's yard known as Wilf Nobles Building Supplies; a waste transfer station, including a concrete crusher and screener (granted permission in 2013); and a concrete manufacturing plant.

This application seeks full planning permission for the minor relocation of a concrete silo and the construction of a new 50 tonne powder storage cement silo in the location of the existing silo. The works are proposed to improve efficiency of the operation and quality of the product and to increase capacity to meet local demand for concrete. With this additional level of storage capacity it is envisaged that there is no anticipated increase to the number of HGV's.

Main issues

The main issues are considered to be whether the proposed development would have an unacceptable impact on the amenity of the occupiers of any neighbouring property or other users of the area and whether the proposed development will have any detrimental impact on highway safety in the vicinity of the application site or in the wider road network.

Local Plan

The primary policy considerations are considered to be Strategic Policy K, which supports development that fosters the economic and social well-being of local communities within the NP where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand.

Policy BL1, which supports expansion of existing employment or training facilities where it reuses existing permanent buildings or where it forms a small extension subject to it being demonstrated that the scale and location would not cumulatively be detrimental to the local or wider landscape; the site can be safely accessed by the existing road network; sufficient land for the functional needs of the development; or where there is no unacceptable harm in terms of noise, activity or traffic.

The works are proposed to improve efficiency and storage within the on-site concrete and cement manufacturing plant in order to cope with the increasing demand for this product. In doing so, it is not envisaged that there will be any additional HGV traffic created and to reduce the HGV presence on the village roads the applicant is to use the HGV route to the A171.

The existing development is located to the southern boundary of the site and is well hidden from views in to the site by the existing infrastructure on site and the topography of the landscape. The existing silo is to be relocated approximately 13.8m

to the west of its existing position and will remain within the confines of the concrete/cement plant. This will enable the new silo to be located on the, now vacant, site of the relocated silo. The proposed new silo is marginally taller than the existing and as such there will be no significant additional impact. In addition, the site is a large industrial site and as such the modest expansion of the manufacturing plant will not have a detrimental impact on the neighbouring properties and land.

It is considered that the proposal would result significant activity that would have a detrimental impact on residential amenities or users of the local road network or on the wider landscape.

On that basis approval is recommended.

Pre-commencement conditions

None included.

Contribution to Management Plan objectives

Approval is considered likely to help meet Objective 18 which seeks to provide opportunities that attract, upskill and retain a local workforce.

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to hard surfacing and hedging, so as to deliver sustainable development.