

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0429

**Development description:** erection of four silos for the storage of additional and new raw materials (plastic polymers)

**Site address:** Stainsacre Lane Industrial Estate, Unit 18, Fairfield Way, Whitby,

**Parish:** Whitby

**Parish:** Hawsker-Cum-Stainsacre

**Case officer:** Mrs Hilary Saunders

**Applicant:** Zip-Pak

**fao:** Mr Tabbitt, Stainsacre Lane Industrial Estate, Unit 18 Fairfield Way, Whitby, North Yorkshire, YO22 4PT

**Agent:** Gallagher Planning

**fao:** Mr Matthew Jackson, 23A North Bar Within, Beverley, HU17 8DB, United Kingdom

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text																		
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.																		
2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans:  <table><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location plan</td><td>23.3741-01A</td><td>20/07/2023</td></tr><tr><td>Block plan as proposed</td><td>23.3741-03B</td><td>20/07/2023</td></tr><tr><td>Floor plan as proposed</td><td>23.3741-07A</td><td>05/07/2023</td></tr><tr><td>North &amp; East Elevations as proposed</td><td>23.3741-08A</td><td>05/07/2023</td></tr><tr><td>South &amp; West Elevations</td><td>23.3741-09A</td><td>05/07/2023</td></tr></tbody></table>	Document Description	Document/Drawing No.	Date Received	Location plan	23.3741-01A	20/07/2023	Block plan as proposed	23.3741-03B	20/07/2023	Floor plan as proposed	23.3741-07A	05/07/2023	North & East Elevations as proposed	23.3741-08A	05/07/2023	South & West Elevations	23.3741-09A	05/07/2023
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South & West Elevations	23.3741-09A	05/07/2023																		

Document title

		as proposed Proposed silos                      23.3741-10                      05/07/2023
3	MC00	The external surfaces of the silos hereby permitted shall be coloured and thereafter maintained grey or dark green with a matt finish and shall be maintained in that condition in perpetuity.
4	MC00	If the use of the silos for purposes ancillary to the associated business permanently ceases , the silos shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.
<b>Reason(s) for condition(s)</b>		
<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	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&4	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Consultation responses**

**Borough/District**  
insert

**Ward**  
Insert

**Parish**  
No objections

**Highways**  
No objections

## Third party responses

### Name

None received.

### Publicity expiry

Advertisement/site notice expiry date – 4 August 2023

Silos will be at the rear of this building, to the left of the existing silos



View of Zip-pac from main road – well screened by boundary trees



## Background

This application relates to the Zip Pac site at Whitby Business Park, which is located on the corner of Fairfield Way and the main Stainsacre Lane (A171).

This application seeks planning permission for the erection of 4 additional silos at the rear of the building, adjacent to the 4 silos currently sited. The silos would measure 6.07m high with a diameter of 3.5m which is the same dimensions as the highest of the existing silos on site.

In support of the application the following information has been provided by the applicant: -

The additional silos are required for the storage of additional and new raw materials, (plastic polymers) which are needed as critical components of their production processes. This proposal represents the expansion of a long-established existing business within the business park. This is in line with the aims and objectives of the Whitby Business Park Area Action Plan.

This proposal will future proof the site for further expansion, and thus additional investment into the area. This will secure the existing jobs on site and provide the potential for the creation of 15 new jobs in the foreseeable future.

## Main issues

### Local Plan

Strategic Policy K - The Rural Economy - seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand.

Policy BL1 (Employment and Training Development) requires that development of new or expansion of existing employment or training facilities will only be permitted within the main built-up areas of Helmsley and the Larger Villages where it reuses existing permanent buildings, forms a small extension of an existing building, or in the case of new buildings, here is no other suitable accommodation available in the locality.

Employment land including land for storage and distribution (B8) uses is allocated within the National Park in the 2014 Whitby Business Park Area Action Plan.

Whitby Business Park Area Action Plan –

Policy 1 - Presumption in Favour of Sustainable Development - When considering development proposals, the Authorities will take a positive approach that reflects the

presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in this Area Action Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

#### Policy 5 Design and Appearance

Consistent and high-quality design including measures to minimise energy use will be sought for all new development. The scale, height, massing, form and materials of new buildings must be compatible with surrounding buildings and with the landscape setting of the Business Park and new signage, street furniture and lighting will be expected to comply with the specifications and principles set out in further guidance to be provided by the local planning authorities. Proposals should ensure that they do not harm the historic setting of the town, Whitby Abbey or the setting of the National Park.

#### Material Considerations

The proposed silos would be located to the rear of the existing building on the business park and would be screened from wider views by both existing building and boundary trees. Furthermore, the silos would be located adjacent to the existing silos serving this particular business.

The silos will provide necessary storage of raw materials to serve the existing use and therefore secure continuing employment at this site, without any detrimental visual impact to the locality without prejudicing highway safety.

#### Conclusion

In view of the above, the proposal is considered to support an existing business within the locality, without a detrimental visual impact and is therefore considered to be in accordance with the policies outlined above.

#### Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

#### Pre-commencement conditions

N/A

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

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.