

**PROPOSED OFFICES, WAREHOUSE AND LIGHT PROCESSING FACILITY  
AT FAIRFIELD WAY, WHITBY BUSINESS PARK  
OFF STAINSACRE LANE INDUSTRIAL ESTATE,  
WHITBY, NORTH YORKSHIRE YO22 4PU**

**FUSCO'S OF FOR WHITBY**

**PLANNING DESIGN AND ACCESS STATEMENT**



imaginative architecture + engineering design

**bhd**  
partnership

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

[www.bhdpartnership.com](http://www.bhdpartnership.com)

## CONTENTS

- Family History and Business.
- Proposals.
- Employment.
- Sustainability.
- The Site Design and Pre- Application
- Access
- Compliance with Policies
- Planning.
- Conclusion.
- Appendices.
  - Proposed Building Plans and Elevations.
  - Pre-application Planning enquiries.

21 NOV 2016

## THE FAMILY HISTORY AND BUSINESS

The Fusco family have been part of Whitby for nearly 50 years and have run The Royal Fisheries on Baxtergate, Whitby since 1968.

As an independent family business Peter and Carol Fusco took over from Peter's father and established The Royal Fisheries as "The No. 1 Local Fish and Chip Shop" in Whitby.

Their family of three sons and one daughter have all joined the business and with Carol Fusco leading the business they expanded to establish The Quayside Restaurant on Pier Road, Whitby in 1999 with Stuart Fusco at the helm and winning the "Young Fish Fryer of the Year" award and "Fish and Chip Restaurant of the Year" in 2014 this had proved to a fish restaurant always in demand.

They also developed the first floor into a highly successful cocktail bar which remains as popular as ever.

The Fusco family have continued to take the business from strength to strength and in 2015 won the Family Business of the Year Award.

They have continued to expand their business by opening two smaller Fish and Chip Shops providing "an express style" of service with takeaways and limited seating outside to enjoy on sunny or warm days.

These are called "The Fish Box" and with one located on Langbourne Road, Whitby opposite the railway station and next door to the Visitor Centre, and the other at the top of Bay Bank in Robin Hoods Bay with stunning views out to sea, they have proved to be immediate hits and massively popular.

Here the youngest son Raymond is in charge, and with his team has taken the business down a new and highly successful route.

Adrian Fusco whilst managing the family properties and working alongside Carol who manages the business, is also in charge of another new 2016 venture called "The Whitby Fish and Chips Company". This consists of a "state of the art" mobile catering trailer which attends local and national events including summer shows, and music festivals also private parties, weddings and events. The superb quality of the food cooked fresh within the trailer is proving to be extremely popular and Adrian is travelling far and wide to attend these events whilst also spreading the name of "Whitby" throughout the country.



## THE PROPOSALS

The success of each of the family businesses is phenomenal and this has highlighted the need for new larger premises from which to operate the company based in Whitby.

Therefore the proposed development of Fairfield Way, Whitby Business Park is a critical step in the future plans of the Fusco family.

They require the following spatial needs to be incorporated into the building:

- Offices for 8 to 10 staff.
- A meeting room.
- Staff welfare facilities.
- Processing area for 4 no. staff.
- A light
- Dry storage area at first floor
- Fork-lift platform.
- Loading bay for deliveries.
- Provision of 1 no. 6m x 3m walk-in fridge.
- Provision of 1 no. 3 x 3m walk-in fridge.
- Provision of 1 no. 6m x 3m walk-in freezer.
- Provision of 1 no. 3m x 3m walk-in fridge.
- Space with the freezer for 1 no. tub bin in freezer for offal to be disposed of every two weeks by specialist waste contractor.  
(NOTE: The processing involves removal of pin bones from pre-filleted fish and not filleting of fish).
- External vehicle wash down area below a canopy roof.
- Safe and secure parking area for company vehicles and garaging for trailers.
- Safe and secure parking area for company vehicles and garaging for trailers.
- Parking facilities on site for staff and visitor.

## EMPLOYMENT

The Fusco family currently employs around 50 people in their cafes, restaurants, bar and offices.

Therefore they are a very significant local employer and this opportunity to establish their headquarters in a tailor made modern building in Whitby further embeds them in the local community.

They propose to re-locate their administrative and processing staff from their "in-town" premises to this proposed new headquarters on the outskirts of Whitby.

## SUSTAINABILITY

The Fusco family business takes a keen interest in sustainability and all the fish served is certified by the Marine Stewardship Council (MSC).

The chips are freshly prepared using the very best of frying potatoes and sourced locally.

The frying oil is from an NEODA compliant sustainable source.

All the packaging is biodegradable.

This ethos is to be carried out forward into the building where the following methods of providing a sustainable building are to be considered;

- Access for all people.
- Rainwater harvesting and recycling.
- Solar PV panels.
- LED lighting.
- Ground Source or Air Source Heat Pump
- High levels of sustainable insulation in walls, roof and floors.
- Permeable hard surfacing to reduce surface water run-off.
- Use of sustainable materials.
- Screen Planting.
- Use of local Contractors and Suppliers to minimise the carbon footprint.



## THE SITE

The site is located in Whitby Business Park off Fairfield Way and is currently one of the last remaining sites for development other than some very large tracts of land which will require a major investor to prepare the infrastructure.

The area of the site measures approximately 62 metres in length and 35 metres wide at the front South West boundary narrowing to 27 metres wide at the rear North East boundary.

The land appears to be relatively level and a copy of the topographical survey is attached to this application.

There is a public footpath running alongside the South East boundary with a stile over the existing timber post and rail fence at the south western end leading into the field to the south east.

The footpath exits the site at the North East end of the site. It is proposed to leave the footpath in its existing position and to erect a fence on the inside line of the footpath for both safety of the public using the footpath and the security of the site.

This will be a green coated steel mesh fence in the region of 1.8 to 2 metres high, with a hedge of screen planting on the inside of this to soften the parking proposed against it.

There are a number of existing trees around the site but predominantly on the South East and North East boundaries. There are very few trees on the North West boundary with the concrete Plant and little or none on the front South West boundary.

The Elliott Consultancy from Glaisdale have been commissioned by the applicants to carry out a survey of the existing trees and hedgerows and to prepare a report for the NYMPA Woodland Officer and his comments.

The applicants have a great respect for the environment and will plant new trees shrubs around the entrance and replace any existing trees which may have to be removed to facilitate this development.

In addition the hedging will be bulked-up where necessary, primed to removed dead wood and cut to an appropriate height.

Grassed areas will be planted using meadow grasses and flowers at the front and around the corners and edges of the site to encourage birds, insects and bees.

The hard- surfacing to form the roadway will be a mix of areas of permeable tarmacadam parking areas and to the loading- areas and wash-bays plus turning- areas for delivery- vehicles.

The provision of natural green areas, trees, shrubs and hedges plus permeable tarmacadam will minimise water run-off and provide natural drainage for the site combined with the installations of a grey-water recycling facility.



## PLANNING, DESIGN AND PRE- APPLICATION

The Fusco family have commissioned BHD Partnership, Whitby Architectural and Engineering Design Practice to prepare design plans and drawings of the proposed building and its layout.

The BHD Partnership have been in contact with both Scarborough Borough Council Planning Officers and those at the North York Moors National Park to seek Pre-Planning Application advice with regard to this proposal.

A response was received from Hilary Samders on 19<sup>th</sup> September ref. NYM/2016/ENQ/12587 which stated that the design satisfies the policies in the Whitby Business Park Area Plan and Draft Whitby Business Park Design Brief and therefore is likely to be considered favourably. Scarborough Borough Council were also consulted at the Pre- Application Stage and the response from Planning Services dated 19<sup>th</sup> August 2016 stated that NYMPA were responsible for planning.

The Business Use will comply with the Use Classes noted in Section B of the Town and Country Planning (Use Classes) Order 1987. B1 Business, B2 General Industrial, B8 Storage or Distribution.

The operational requirements of the business will include various elements which will fall into all three use classes.

The appearance of the building will be a sleek clean style of white/pale grey/silver coloured steel sheeting, dark blue or grey framed glazing and doors with blue, white and gold signage.

It is noted that under the Section 106 Agreement a contribution to any necessary improvements to the Business Park and this is to be dealt with by the Economic Development Officers of Scarborough Borough Council.

## ACCESS

The site is readily accessible by car and it is proposed to provide 14 car parking spaces on site with a dedicated space for those with mobility difficulties and visitors along with staff.

The tarmacadam and concrete surfacing will provide a suitable surface for all including wheel chair- users.

The level access into the building and provision of automatic sliding doors will provide a suitable means of access into the building and means of exit for all.

The provision of a passenger platform lift from ground to first floor suitable for use by all persons will be provided within the building and will be easily located within the main entrance lobby.

The installation of suitable WC's and facilities for all including wide doorways are incorporated within the design to allow for ease of access and flow throughout the building.

The use of suitable differentiating colours for those with impaired eye-sight will be used and hearing- loop installed where appropriate.

As a result the applicants will make every effort to provide "an- inclusive" and "user-friendly" environment for all, within this development.

The proposed building will be approximately 40 metres long x 12 metres wide and two storeys high being 6 metres high to enter and 9 metres high to ridge. In addition a secure storage building is proposed on the rear of the building for the trailers which reflects the design of the proposed building.

The building will be orientated so that it is positioned with the glazed gable facing South West to the road and entrance with the long walling running down the site. Screen planting on the boundary to the South East will be considered in association with the Planning Authorities.

The existing site is an industrial estate incorporating many different forms of business and buildings. However Whitby Seafoods has a very large building and processing plant approximately 50 to 75 metres away from the site and Dennis Crooks Fish Merchant has his business premises in the same location which includes a substantial fish filleting process.

Therefore for these reasons the use proposed by the Fusco family would sit comfortably alongside these existing businesses.

### COMPLIANCE WITH PLANNING POLICIES

The application is considered to comply with the following Planning Policies by mean of the location, the site, and the design, use and sustainability of the proposal.

- Core Policy A - Delivering National Park Purposes and Sustainable Development
- Core Policy B - Spatial Strategy
- Core Policy G - Landscape, Design and Historic Assets.

Development Policy 3 – Design

- Core Policy H - Rural Economy.

Development Policy 10 – New Employment and Training

Development.

- The Whitby Business Park Area Action Plan



## CONCLUSION

Fusco's of Whitby is a long established family business employing 50 local people or more and with young envi, dynamic, working directors they are moving their business forward in a highly successful environment with a strong likelihood of further expansion and associated requirement for additional staff.

They have a requirement for space in which to run the business in terms of management and also operationally by provision of offices combined with storage and light-processing of fish.

Fusco's have "the track record" and business vision to remain highly successful for many years ahead and this opportunity to establish their headquarters in purpose built premises on Fairfield Way, Whitby would be an ideal solution to their requirements.

The Pro- Planning Application resulted in a very positive response from the NYMPA Planning Officer and the design is considered to be highly appropriate in this location. This application is considered to comply with NYMPA Planning Policies and for these reasons consideration of approval is respectfully requested.

## APPENDICES

- Existing Site Plan and Google Earth Image.
- Proposed Building Plans and Elevations plus 3D Images.
- Pre-Application Planning Enquiries.
- Photographs of the existing site.