

PLANNING AND ECONOMIC STATEMENT
PROPOSED COLD STORE EXTENSION
(REVISED SCHEME)

WHITBY SEAFOODS
FAIRFIELD WAY
WHITBY BUSINESS PARK
WHITBY

NYMNPA
09 MAR 2011

Introduction

- 1.1 This planning statement is submitted in support of a revised application for a full planning permission for Whitby Seafoods Ltd. The revised application principally relates amendments to the scheme approved extension for a cold store to the existing Whitby Seafoods Ltd premises, planning reference NYM/2010/0595/FUL.
- 1.2 The reasons for the changes are to incorporate design technicalities for the installation of plant and equipment, to improve on site security and for drainage of the site as well as working changes and/or improvements which necessitate external amendments to the approved elevations.
- 1.3 The previous planning application, reference NYM/2010/0595 was approved on the 29 September 2010. This revised application is submitted with the same information as previously approved regarding materials and renewable energy requirements
- 1.4 The application is also supported by a revised Design and Access statement in accordance with local and national guidance and which should be read in conjunction with this Planning and Economic Statement and also the previous application details and submission reference NYM/2010/0595/FUL.

Planning History

- 2.1 The premises occupied by Whitby Seafoods Ltd have a number of approved applications for extensions. These are identified below:



Planning Reference	Description	Decision/date
NYM/2010/0595/FUL	Cold store extension	Approved 29/9/10
NYM/2010/0476	Extension and alterations	Approved
NYM/2010/0234.	New office and staff facilities	Withdrawn/PD
40330119A	Extension to factory	Approved 17/3/1982
40330119B	Alterations to existing building	Approved 25/11/84
40330119C	Liquid Nitrogen storage tank	Approved 1/11/96
40330119D	Single storey storage building	Approved 9/1/01
40330119E	Extension for refrigeration plant	Approved 22/8/01
40330119F	Advert	Approved 6/9/02
40330119G	Extension to plant room	Approved 19/3/03
2007/006	Refrigeration unit	Approved 12/2/07
NYM/2003/0512/AD	Advert	Approved 20/8/03

National and Local Planning Policies

- 3.1 As per the previously approved application and the Planning and Economic Statement submitted, the revised application is considered to meet the Core Strategy and Development Policies subject to the same conditions as previously imposed, including renewable energy.

Design

- 3.2 The overall siting and design rationale of the extension remain unchanged from that previously approved. Certain minor design changes to the positions of doors and windows and the plant room have come about through revisions to internal work space and/or technical requirements. To facilitate drainage of the site a balancing pond is proposed and which for security and safety reasons is to be brought within boundaries of the boundary security fence. It is also proposed that the existing security fence around the existing premises will be replaced to match that proposed around the new extension and this is also included in the revised application. A canopy over the loading docks is also included to form a more weather resistant environment for safety and health reasons.

Summary and Conclusions

- 4.1 The application seeks revisions to the previously approved scheme via a full planning permission for extension to the existing Whitby Seafoods site to enable expansion to increase cold storage of raw and processed food products on site.
- 4.2 As previously the expansion of the site will retain the company in the area and contribute to the creation of further job opportunities on the Business Park in accordance with Core Policy H (1). The revisions are minor in nature and result from ongoing business development or technical developments through the construction and commissioning stages.
- 4.3 For the reasons set out in this supplementary Planning and Economic Statement, and the planning application which is also supported by a Design and Access Statement, the principle, nature and scale of the revised development are appropriate to the location of the site and the economic considerations relating to the proposed development.

