



Report Reference Number 2020/0137/FUL

To: Planning Committee
Date: 10th February 2021
Author: Irma Sinkeviciene (Planning Officer)
Lead Officer: Ruth Hardingham (Planning Development Manager)

APPLICATION NUMBER:	2020/0137/FUL	PARISH:	Barlow Parish Council
APPLICANT:	Dodsworth Joinery & Building Ltd	VALID DATE:	11th February 2020
		EXPIRY DATE:	7th April 2020
PROPOSAL:	Proposed erection of a storage building on land adjacent		
LOCATION:	Land Adjacent To 2 Prospect Villas Barlow Common Road Barlow Selby North Yorkshire		
RECOMMENDATION:	REFUSE		

This application has been brought before Planning Committee as 10 letters of representation have been received which raise material planning considerations and Officers would otherwise determine the application contrary to these representations.

1. INTRODUCTION AND BACKGROUND

Site and Context

- 1.1 The application site, which is broadly rectangular in shape and amounts to 764 square metres of unused paddock land, is located outside the defined development limits of Barlow. It is located immediately to the east of a pair of semi-detached properties, namely Prospect Villas, and falls within the ownership of No 2 Prospect Villas which is adjacent to the site. The site is separated from No 1 Prospect Villas by approximately 9 metres, and over 60 metres from Barlow Lodge to the north west and cottages to the east. Access is shown as utilising and widening of the existing field access track.
- 1.2 The land is generally flat, and the eastern and southern boundaries are marked by a low post and rail timber fence whilst the western boundary is marked by a hedge and other vegetation. The northern boundary is where the access to the site is

located from Barlow Common Road and consists of a combination of row of vegetation, a low post and rail timber fence and a timber gate.

The Proposal

- 1.3 The application seeks full planning permission for a storage building which would be associated with Dodsworth Joinery and Building Ltd (suppliers and fitters of joinery products) whose office is registered at the dwelling located at No 2 Prospect Villas which is adjacent to the site on the west and a Lawful Development Certificate was granted for existing use of premises as a mixed use under planning application 2020/0824/CPE. The Design and Access Statement accompanying the application describes the proposal as consolidation of the business at this one site for improvement of both security and operational efficiency.
- 1.4 The proposal is for the erection of a steel framed storage building. The building would be 13 metres in depth and 9 metres in width. It would have roller shutter doors to the front elevation. To the ridge of its pitched roof it would measure approximately 5.15 metres. The building would have concrete block panels to the elevations with green profiled steel sheet cladding to the upper portion of the elevations and the roof. The building would sit to the rear of a compound measuring approximately 35 metres by 12 metres and bound by 2 metre high green thermoplastic coated galvanised steel weld-mesh fencing panels with steel posts at 1.8 metres. There would be 2m high steel gates with similar to welded mesh fence design. The front boundary of the compound would line up with the front elevation of 2, Prospect Villas. A hawthorn hedge would be planted in a 2m buffer zone along southern and most of eastern boundaries of a compound to provide some screening which would be set back from the front boundary of the site by approximately 5 metres and would be distanced from the highway by approximately 18 metres.
- 1.5 The objective of the proposal is stated to be the operational efficiency and security of the Dodsworth Joinery and Building Company Ltd. Presently, whilst this business is registered at 2, Prospect Villas much of its equipment is stored off site at rented accommodation. It is the applicant's intention to make the building and compound secure and to install CCTV. The building would be used to store business tools, plant, trailers, and business materials along with the applicant's motor home. All the machinery would be portable with none fixed to the floor. It is stated there would thus be no use of the machinery within the building. Mr Dodsworth would expect to use the building personally for his business, loading and unloading materials according to the specific job he was involved with at the time.

Relevant Planning History

The following historical application is considered to be relevant to the determination of this application.

- 1.6 Application (reference CO/2002/0113) for the erection of a two-storey extension to form garage with bedroom over on the side elevation of 2 Prospect Villas, Barlow Common Road, Barlow was approved in July 2002
- 1.7 Application (reference 2018/0772/FUL) for the proposed erection of a storage building/workshop in association with joinery business at land adjacent to 2 Prospect Villas, Barlow Common Road, Barlow was withdrawn in September 2019

- 1.8 Application (reference 2019/0539/FUL) for the proposed erection of building to be used for storage/workshop facility on land adjacent to 2 Prospect Villas, Barlow Common Road, Barlow was refused in October 2019 due to the following reasons:
1. The application site is located outside development limits and is therefore within the open countryside. The proposal would not constitute any of the types of development acceptable in principle in the countryside nor would it improve or contribute to the local rural economy, it would therefore fail to comply with the aims of Policies SP1, SP2 and SP13 of the Core Strategy and with Policy EMP2 of the Selby District Local Plan and with the NPPF. The proposal is therefore contrary to the above policies and hence the overall Spatial Development Strategy for the District.
 2. The proposal would introduce an intrusive prominent development of an industrial character uncharacteristic and harmful to the open rural character of this part of the countryside due to its size, scale, siting, boundary treatment and use of an open industrial compound contrary to the aims of Policy ENV1 (1) and (4) of the Selby District Local Plan, Policies SP13, SP18 and SP19 of Core Strategy and the NPPF.
 3. The proposal is likely to generate unacceptable levels of noise and disturbance to the residents of the neighbouring properties due to the proposed use of the site and the building for the purposes of storage and workshop for the joinery and building business together with the comings and goings of vehicles associated with the use. Given the nature and scale of the proposal combined with the likely low existing background sound levels in this rural area, it is considered that the proposal would adversely affect the amenities of the neighbouring properties and as such would be contrary to Policy ENV1 of the Selby District Local Plan.
 4. The application site is located within Flood Zone 2 and the NPPF states that all proposals located in Flood Zone 2 and 3a require a Sequential Test to determine whether there are any reasonably available sites at less risk of flooding that could accommodate the development. For development located within the open countryside, the Sequential Test should be undertaken at a District wide level. The applicant has failed to submit information to demonstrate that the Sequential test can be met. The proposed development is therefore considered to be unacceptable in terms of flood risk and contrary to the NPPF.
 5. The application site is located within Flood Zone 2 and the NPPF states that all proposals located in Flood Zone 2 and 3a require a Site Specific Flood Risk Assessment. The submitted Flood Risk Assessment does not comply with the requirements set out in national policy and guidance and therefore the submitted Flood Risk Assessment does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. The proposed development is therefore considered to be unacceptable in terms of flood risk and contrary to the NPPF.
- 1.9 Application (reference 2020/0824/CPE) for a lawful development certificate for existing use of premises as a mixed use; part C3 residential; part B1 business use at 2 Prospect Villas, Barlow Common Road, Barlow was granted on 23 November 2020

2. CONSULTATION AND PUBLICITY

- 2.1 **NYCC Highways** - There are no local Highway Authority objections to the proposed development subject to conditions relating to construction requirements of private access/verge crossings, visibility splays, provision of approved access, turning and parking areas, and subject to informatives related to the above.
- 2.2 **Yorkshire Water Services** – No response received.
- 2.3 **Selby Area Internal Drainage Board** – No objection and recommends condition in relation to surface water drainage together with details of various consents required of the Board.
- 2.4 **Environmental Health** - Noted that the proposed building is to be used purely for storage and that it is linked to the current occupation of the adjoining residential property. Under these circumstances and with a restriction on the hours of use to prevent access and egress during the night-time period, did not object to this application and recommended that the above three issues are conditioned.
- 2.5 **Parish Council** – No response received.
- 2.5 **Neighbour Summary** – All immediate neighbours were informed by neighbour notification letter, a site notice was erected and an advert place in the local press.

17 supporting comments have been received from members of the public as follows:

- 5 were submitted online stating that they support the application without any comments and
- 12 stated that “this proposal will encourage employment within the area and proposes an appropriate building which will fit in visually and look no different than farm buildings in the area”.

In addition to the above, 2 letters were submitted by the next-door neighbour stating that there are no objections but commented that off road hard standing for visiting cars/vans/lorries etc., should be considered when making final plans.

3 SITE CONSTRAINTS

Constraints

- 3.1 The site is located outside the defined development limits of Barlow and is therefore defined as open countryside. The site does not contain any protected trees and there are no statutory or local landscape designations. Similarly, there is no Conservation Area designation or local listed buildings that are affected. The site is situated within Flood Zones 1 & 2.

4 POLICY CONSIDERATIONS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.

- 4.2 The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.
- 4.3 On 17 September 2019 the Council agreed to prepare a new Local Plan. The timetable set out in the updated Local Development Scheme envisages adoption of a new Local Plan in 2023. Consultation on issues and options took place early in 2020. There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.
- 4.4 The National Planning Policy Framework (February 2019) (NPPF) replaced the July 2018 NPPF, first published in March 2012. The NPPF does not change the status of an up to date development plan and where a planning application conflicts with such a plan, permission should not usually be granted unless material considerations indicate otherwise (paragraph 12). This application has been considered against the 2019 NPPF.
- 4.5 Annex 1 of the National Planning Policy Framework (NPPF) outlines the implementation of the Framework -

“213.existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

Selby District Core Strategy Local Plan

- 4.6 The relevant Core Strategy Policies are:
- SP1 – Presumption in Favour of Sustainable Development
 - SP2 – Spatial Development Strategy
 - SP13 – Scale and Distribution of Economic Growth
 - SP15 – Sustainable Development and Climate Change
 - SP18 – Protecting and Enhancing the Environment
 - SP19 – Design Quality

Selby District Local Plan

- 4.7 The relevant Selby District Local Plan Policies are:
- ENV1 – Control of Development
 - EMP2 – Location of Economic Development
 - T1 – Development in Relation to the Highway
 - T2 – Access to Roads

5 APPRAISAL

- 5.1 The main issues to be taken into account when assessing this application are:
- The Principle of the Development
 - Design and Impact on the Character and Appearance of the Area

- Impact on Residential Amenity
- Highway Issues
- Flood Risk, Drainage and Climate Change

The Principle of Development

5.2 The application site is located outside development limits of Barlow and is therefore in the open countryside. Relevant policies in respect to the principle of development and the presumption in favour of sustainable development includes Policies SP1, SP2 and SP13 of the Core Strategy, Policy EMP2 of the Selby District Local Plan, and the NPPF.

5.3 CS Policy SP2 controls the location of future development within the District and directs the majority of new development to existing settlements. CS Policy SP2A(c) relates to the open countryside and limits development to:

“Development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale, which would contribute towards and improve the local economy and where it will enhance or maintain the vitality of rural communities, in accordance with Policy SP13; or meet rural affordable housing need (which meets the provisions of Policy SP10), or other special circumstances.”

5.4 Policy SP13 (C) of the Selby District Core Strategy states that in rural areas, sustainable development which brings sustainable economic growth through local employment opportunities or expansion of businesses and enterprise will be supported including for example the re-use of existing buildings and infrastructure and the development of well-designed new buildings.

5.5 Policy EMP2 of the Selby District Local Plan states that new development will be concentrated in and around Eggborough, Selby, Sherburn in Elmet and Tadcaster, and that encouragement will be given to the proposals for small-scale development in villages and rural areas in support of rural economy.

5.6 With Section 6 of the NPPF includes the sub-section ‘*supporting a prosperous rural economy*’. NPPF Paragraph 83(a) states that planning decisions should enable ‘the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings’.

5.7 NPPF Paragraph 84 states that planning decisions should recognise:

‘that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist’.

- 5.8 It is noted that 12 of 17 letters of support have the same contents stating that they “believe the proposal will encourage employment within the area and proposes an appropriate building which will fit in visually and look no different than farm buildings in the area”. One of the letters has not been signed. 5 of 12 supporting members stated that they support the application but did not provide any comments, and the next-door neighbour sent two letters raising no objections subject to off road hardstanding being provided.
- 5.9 The proposal is for a construction of a new storage building which would be used for a joinery and building business. It is noted that a Certificate of Lawful Development for existing use of dwelling known 2 Prospect Villas as a mixed use; part C3 residential; part B1 business use was granted in November 2020 under planning reference 2020/0824/CPE and the business use at this location is therefore now established.
- 5.10 According to the information submitted, the proposed building would also be used for a storage of the applicants’ motorhome and the proposed building would also partially be used as a large domestic garage sited outside the curtilage of the dwelling which also be contrary to Development Plan policies given its countryside location. However, the use of the proposed building could be controlled via a condition limiting use of the building to business use only.
- 5.11 Although there is no evidence to suggest it would support the rural economy, the proposal is considered as expansion of existing business in the open countryside which is supported by Paragraph 83 of the NPPF and Policy SP2 of the Core Strategy and the proposal is therefore acceptable in principle subject to criteria set out in Policy SP13 (D).

Design and Impact on the Character and Appearance of the Area

- 5.12 Relevant policies in respect to the impact of development on character and appearance of the area are Policy ENV1 of the Selby District Local Plan, Policies SP13 (D), SP18 and SP19 of the Core Strategy and advice contained within the NPPF. Local Plan Policy ENV1 is broadly consistent with the aims of the NPPF and should therefore be given significant weight.
- 5.13 The Design and Access Statement supplied with the application assesses the context of the site, states that setting the building back will result in it only being seen at a distance when viewed from the A1041 to the west and will make building unobtrusive when viewed from Barlow Common Road. It also refers to an Additional Design Statement produced by Chris Finn which concludes that the local character is mixed with a range of industrial sites clearly visible from the site and provides examples of similar types of developments approved within Selby District over recent years. Furthermore, D&A Statement states that although largely in agricultural use, the examples shown are constructed to a similar pattern to the proposal. It also concludes that the impact of the proposed building would be no more or less than the examples shown in the addition Design & Access Statement, that the submitted drawings illustrate proposed improvements to the site’s screening which will help to integrate the use within this rural landscape, that it will not have a significant impact on the character of the local landscape, and that its scale would be appropriate for its location and to neighbouring buildings.
- 5.14 The application site is a parcel of undeveloped land adjacent to the eastern boundary of the residential property located at No 2 Prospect Villas, and the proposal is construction of a new compound on this site and a new storage building

on the southern part of the site with a 2 metre high steel fence and gates close to the north, east and south of it and hawthorn hedge along southern and most of the eastern boundaries.

- 5.15 The immediate area is characterised by a predominantly open landscape with some remote residential properties located close to a highway and partially screened from it by predominantly high hedges, timber fences and some trees. The lower hedge also runs alongside the Barlow Common Road. There are examples of agricultural buildings within the surrounding area, however, those are of a smaller size and scale located to the rear of residential properties and well-screened from public views such the one to the south of Botany Bay Cottages located to the east of the site or are located within the larger group of farm buildings such as a group to the rear of Barlow Lodge. Moreover, the erection of agricultural buildings in the countryside is accepted as being justified on locational grounds. The presence of genuine agricultural buildings in the surrounding countryside does not justify the erection of an industrial building designed to look like an agricultural building. Given this context, the proposed development would stand out as an over-dominant feature in otherwise open area and would therefore not be appropriate for the location and would be intrusive in the landscape.
- 5.16 The proposed building would measure approximately 13 metres in depth, 9 metres in width, and approximately 5.15 metres above ground level to the ridge. The building proposed would be built of concrete block panel and green coloured profiled steel sheet cladding to roof and walls, and same type of cladding for the roof, and would have a green roller shutter door. It is also proposed to add a 2 metre high green steel fence and gates which would surround the compound and to plant a hedge along its southern and most of the eastern boundaries. Due to the design and materials proposed to be used, the building and the fence proposed would further exacerbate the industrial character of the proposed building which is not characteristic to the open countryside.
- 5.17 The site is currently a part of a larger undeveloped open field. The proposal will introduce a new industrial building with an industrial compound within which vehicles or further storage of materials and equipment would occur. The industrial style fencing, the building and the compound will harmfully change the character of this part of the countryside. It has been suggested that the building would be agricultural in appearance and a Local Character Study and Study of Recent Agricultural Buildings in Open Countryside document was submitted showing examples of farm buildings within the surrounding area. Whilst contents of this document are noted and whilst large modern agricultural buildings are not uncommon on farm sites, it is accepted that these require a countryside location and cannot be located elsewhere. Furthermore, agricultural buildings are not normally surrounded by industrial compounds and industrial style fencing. The proposal includes a construction of a compound with a new industrial building of a scale which is not considered acceptable for the surroundings, and erection of the fence which, when considered cumulatively, would introduce industrial type of development to this location which is not comparable with the traditional agricultural buildings elsewhere in the area and would therefore erode the rural character of the area.
- 5.18 Although the proposed building would be significantly set back from a highway and there would be a new hawthorn hedge planted along the south and most of the east boundaries of the site, the building with compound and fencing would be seen within the context of the open fields and a pair of isolated small-scale semi-detached properties and would be highly visible due to their prominent and open

location within the countryside. Moreover, the hedging would take many years to establish during which the building would be prominent and highly visible. It is therefore not considered that the proposed development would be of an appropriate scale to its location.

- 5.19 Taking into consideration all of the above and having considered the size, scale, siting, location and design of the proposed development, the fencing and the compound, it is considered that it would be unacceptable and inappropriate to its surroundings and would have a detrimental impact on the otherwise open countryside. The proposal therefore fails to comply with Policy ENV1 of the Selby District Local Plan, Policies SP13 (D), SP18 and SP19 of the Core Strategy and the NPPF.

Impact on Residential Amenity

- 5.20 Relevant policies in respect of the effect upon the amenity of adjoining occupiers include Policy ENV1 (1) of the Selby District Local Plan. Significant weight should be attached to this Policy as it is broadly consistent with the aims of the NPPF to ensure that a good standard of amenity is achieved.
- 5.21 The key considerations in respect of residential amenity are considered to be the potential of the proposal to result in overlooking of neighbouring properties, overshadowing of neighbouring properties and whether oppression would occur from the sheer size, scale and massing of the development proposed.
- 5.22 Given the separation distance from the nearest residential properties, and due to the size, scale and design of the proposed development, it is not considered that it would result in adverse effects of overlooking, overshadowing or overbearing of neighbouring properties.
- 5.23 The Design and Access Statement supplied with the application states that the workshop use was removed from the proposal and that building would largely be used for storage and that no machinery will be permanently located within the building. However, the proposal is for storage and there is no planning control over the machinery related to this trade they could potentially use there in the case the application is approved.
- 5.24 It is also noted that the applicant requested a condition linking occupancy of the dwelling owned by the applicant, namely No 2, with the use of the proposed development. However, although imposition of such a condition would prevent future loss of amenity to occupants of 2 Prospect Villas from living next to an unrelated business use, it is also noted that there is another residential property within the vicinity of the site, the adjoining semi-detached dwelling namely No 1 Prospect Villas, the amenity of which could potentially be affected by the proposal due to proximity to the site and the scale and nature of the proposal. It is noted that the occupiers of No 1 Prospect Villas did not object to the proposals. However, the lack of objection does not mean the proposed development is considered acceptable by the occupants. Moreover, the planning system exists to protect the living conditions of dwellings for any current or future occupants from the harmful impacts of development.
- 5.25 The Environmental Health Officer (EHO) has been consulted on the scheme and noted that the proposed building is to be used purely for storage (falling within B8 use class) and that it proposed to be linked to the current occupation of the adjoining residential property. Under these circumstances and with a restriction on the hours of

use to prevent access and egress during the night-time period, EHO does not object to this application subject to conditions relating to a) use only be limited to storage and distribution, b) linking occupation to No 2 Prospect Villas, and c) restriction of hours of use. It is also noted that the applicant suggested a condition limiting the use of the proposed building to be used for storage only to prevent its use for industrial purposes which is considered reasonable and appropriate due to its proximity to a residential property which is not associated with the business, namely 1 Prospect Villas.

- 5.26 Although it is considered that the proposal would increase the type and number of traffic movements within the area which could potentially have a harmful impact on the amenities of neighbouring occupiers, taking into account the location of the site, comments made by the EHO and occupants of the neighbouring property, that the proposed scheme would only be used for storage and distribution, and subject to aforementioned conditions, it is on balance considered that harm caused to the amenities of adjoining occupiers would not be so detrimental as to justify refusal on this basis.
- 5.27 Given all of the above, it is on balance considered that the proposal would not cause significant adverse impact on the residential amenity of the neighbouring properties and as such would not be contrary to Policy ENV1 of the Selby District Local Plan.

Highway Issues

- 5.28 Relevant policies in respect to highway safety include Policies ENV1, T1 and T2 of the Selby District Local Plan and requirement (c) set out in Policy SP19 of the Core Strategy. These policies should be afforded substantial weight as they are broadly consistent with the aims of the NPPF.
- 5.29 NYCC Highways have been consulted and raised no objections subject to a number of conditions requiring construction of access to the site in accordance with the published Specification of the Highway Authority and additional requirements outlined in the recommended condition, provision of visibility splays and provision of approved access, turning and parking areas. They have also recommended adding informatives relating to a separate licence being required from the Highway Authority and relating to liability for a range of offences under the relevant acts for any activity on the development site that results in the deposit of soil, mud or other debris onto the highway.
- 5.30 Taking into consideration all of the above and the size, scale and nature of the proposed development, the scheme is considered acceptable in terms of its impact on a highway safety and is therefore in accordance with Policies ENV1, T1 and T2 of the Selby District Local Plan and requirement (c) set out in Policy SP19 of the Core Strategy, and the NPPF.

Flood Risk and Drainage

- 5.31 Relevant policies in respect to flood risk include Policies SP15, SP19 of the Core Strategy, and paragraphs 149,150,155,156, 157, 158, 163 of the NPPF
- 5.32 The application site is part located within Flood Zone 1 which has a low probability of flooding and part located within the Flood Zone 2 which has been assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% -

0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

- 5.33 Paragraph 163 of the NPPF states that *“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan”*.
- 5.34 Footnote 50 states *“In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.”*
- 5.35 Although a small part the application site is located within Flood Zone 2, the proposed storage building, compound and access would be located within Flood zone 1 and there is no evidence to suggest that the land subject to this proposal falls into any of the criteria as described in Footnote 50. As such, FRA is not required to be submitted.
- 5.36 In terms of surface and foul water drainage, the application form states that there will be no foul drainage connection as there is no need for it, and that the surface water would be disposed of via the existing water course.
- 5.37 Internal Drainage Board and Yorkshire Water Services have been consulted on this application. Yorkshire Water Services have not commented on this application and it is therefore assumed that they do not object to the proposals on the basis of the information submitted. Internal Drainage Board raised no objections in principle providing that if surface water is to be discharged into any watercourse within the drainage district, consent from the IDB would be required and would be restricted to 1.4 litres per second per hectare on greenfield runoff. As such and given the information relating to drainage provided, the proposal is considered to be appropriate in terms of its impact on drainage.
- 5.38 Having regard to the above, the proposed development is considered to be acceptable in terms of flood risk and in terms of drainage, taking into account national policy contained within the NPPF.

6 CONCLUSION

- 6.1 The application seeks full planning permission for the erection of building to be used for storage facility on land adjacent to 2 Prospect Villas, Barlow Common Road, Barlow to consolidate the business at this site.
- 6.2 Although the proposal would be acceptable in all other respects, it would stand out as an over-dominant feature of an industrial character with the uncharacteristic to

the open countryside boundary treatment and would be inappropriate in scale to its location. As such and due to its size, scale, siting, fencing outside compound and location, it would be prominent within the open countryside and would be intrusive in the landscape. It is therefore considered the proposal would cause harm to the character and appearance of the area and an open countryside and would be contrary to Policy ENV1 (1) and (4) of the Selby District Local Plan, Policies SP13 (D), SP18 and SP19 of Core Strategy and the NPPF.

7 RECOMMENDATION

This application is recommended to be REFUSED for to the reasons below:

- 7.2 The proposal would stand out as an over-dominant feature of an industrial character in otherwise open area and would be prominent within the open countryside and intrusive in the landscape. It is therefore considered that the proposed development is of inappropriate in scale to its location and that the proposal would cause harm to the character and appearance of the area and an open countryside and would be contrary to Policy ENV1 (1) and (4) of the Selby District Local Plan, Policies SP13 (D), SP18 and SP19 of Core Strategy and the NPPF.

8 Legal Issues

8.1 Planning Acts

This application has been determined in accordance with the relevant planning acts.

8.2 Human Rights Act 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.

8.3 Equality Act 2010

This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

9 Financial Issues

Financial issues are not material to the determination of this application.

10 Background Documents

Planning Application file reference 2020/0137/FUL and associated documents.

Contact Officer: Irma Sinkeviciene (Planning Officer)

Appendices: None