

**Officer Update Note
Planning Committee 03 April 2019**

Item 6.3

APPLICATION NUMBER:	2018/0673/OUTM	PARISH:	Ulleskelf Parish Council
APPLICANT:	Makin Enterprises	VALID DATE: EXPIRY DATE:	4 th July 2018 30 th April 2019
PROPOSAL:	Hybrid application for (1) Full planning permission for the erection of a building for creative, digital and media use and associated works, including parking, servicing and access; and permanent change of use of existing buildings to commercial TV and film studios and associated services and activities; and (2) Outline planning permission, with means of access to be considered, for the development of a creative, digital and media industries employment park and film studios (including A1, A3, D1 and C1 use class buildings), open space, landscaping, car parking and ancillary works		
LOCATION:	Leeds East Airport Busk Lane Church Fenton Tadcaster North Yorkshire LS24 9SE		
RECOMMENDATION:	MINDED TO APPROVE		

- Since the Officers Report was written the applicant has provided additional information as follows:
 - **Church Fenton Yorkshire Studios – existing use and operation.** Since the temporary consent in 2015, the existing buildings at Leeds East Airport have been actively used for digital and media production. Members will be most familiar with the Victoria production, which has been in-situ at the Aerodrome since 2015 and is one of the largest studio sets in the country, but there has also been filming for feature films and stage production rehearsals since 2015, as well as the permanent relocation of a video production company and a web design and marketing agency. Since its launch the Studios have attracted numerous television and film production enquiries from the likes of Sky, BBC, ITV, NBC Universal and others demonstrating that the Studios have significant potential.
 - **Church Fenton Yorkshire Studios – potential for the future / specific Inward Investment opportunities.** Knight Frank has been appointed by

the applicants to market the existing space and development land and is actively marketing the existing hangars as production/studio space, with the anticipation to provide bespoke Design and Build studio space on the wider site. The company has confirmed current and significant interest from a national occupier to take 14,000 sq.m (approx 150,000 sq.ft.) for production/studio use - which represents all of the existing Studio space (Stages 1-3) - plus around 3,000 sq.m additional new floor space (proposed Stage 4). This occupier plans to create a regional hub, along with those in Manchester and London, to provide a market leading facility for television and film making. There are a multitude of connected 'bolt-on' occupiers that would accompany this, helping to turn Leeds East Airport into a nationally recognised facility for the arts/television/film making.

- **Learning and Skill Development.** The scheme proposal includes for D1 education and training uses affiliated with the proposed employment uses. As recently as 29/03/2019, the applicants have hosted a site meeting with Connected Campus – a university support network established by Screen Yorkshire involving University of York, University of Bradford, University of Hull, Leeds Arts University, Leeds Trinity and York St John University – to investigate how Connected Campus might become involved at the site and draw benefits from the existing and proposed uses on the site.
- A letter of support has been received from the Vice Chancellor of York St John University which describes why they believe this education and training element of the scheme is an important opportunity and resource for education providers such as themselves. This letter confirms the growth in the creative sector in recent years with the University seeing around 300 students graduating in music, drama, TV production and journalism courses each year. Whilst there exists the potential to greatly increase the number of people working in highly skilled and well paid jobs within the sector, there is a lack of locally based job opportunities. The University considers that the Create Yorkshire proposal presents a rare opportunity to build a hub for the sector, around the existing studios and a small but growing cluster of creative industries, and provide space for companies to grow and evolve. The development is seen as having a direct, positive impact on the region's ability to "attract, educate and retain aspiring creative minds".
- A further letter from the Principal and Chief Executive of Selby College states that having a facility such as the proposed employment park will support significant growth in creative industries in the area which in turn will "ensure that the skills, talent and creative capital trained in the area is far more likely to remain and benefit the wider Selby district, both in a cultural and financial sense". The development of more high-value job opportunities will enable local people to stay in the area rather than moving to cities or becoming commuters. The College intends to strive to build and deepen the working relationships with businesses on the site and to develop people with the skills necessary to work in what is a rapidly growing and future facing industry. A

similar letter of support has also been received from the Principal and Chief Executive of York College who states that their school of Media, Music & Performing Arts offers a popular and successful range of courses in film and TV production as well as printed media, music and performing arts. The College considers the creative industries sector as a growth area. A creative hub at Church Fenton is considered to be beneficial in offering specialist and highly skilled employment opportunities but also a local resource for students. The College would seek to build long-term relationships with companies on the site to explore opportunities for on-the-job training.

- Two letters of support have been received from businesses who work in the creative industries sector and who have moved to the site from smaller premises in Tadcaster and Sherburn in Elmet to both grow successful small companies and to co-locate alongside other companies working in the sector. Both see huge potential for the growth of a successful hub at Church Fenton which will allow further expansion and their businesses to remain local.
- Ulleskelf Parish Council have confirmed their support for the development but reiterated their concerns which centre on the lack of footpaths between the village and the application site, albeit reference is made specifically to previously approved residential schemes and an anticipated application for housing on an adjacent site. Concern regarding the capacity of the existing road network is a matter that has been considered by the Highway Authority which has concluded that the impact of the development on the network can be mitigated where necessary.
- Paragraph 4.47 of the report considers the impact of the development on the Scheduled Ancient Monument located within the site not to be significant. Officers consider that the benefits arising from the heritage asset being sensitively handled and better understood and appreciated outweighs the less than substantial harm to the significance of the designated asset. The requirements of paragraph 196 of the NPPF have therefore been satisfied.
- Formatting errors in the report means that paragraphs 4.30 to 4.34 should be preceded by the heading 'Landscape, design and visual impact' and paragraphs 4.40 to 4.42 preceded by the heading 'Impact on residential amenity'.