

Ms Liz Leatherbarrow Clerk To Staveley And Copgrove PC 16 Woodlands Avenue		Our ref:	DCPARISH 6.69.34.G.FUL 21/04189/FUL
		Your ref:	
Harrogate		Date:	6 October 2021
HG2 7SJ			

**PARISH COUNCIL NOTIFICATION - PLEASE RETURN NOT LATER THAN 30 October 2021**

APPLICATION NO: 6.69.34.G.FUL 21/04189/FUL

PROPOSAL: Amended application of previous submission 20/05185/FUL. Retrospective erection of extension following approval of application 19/02749/FULMAJ.

LOCATION: Jubilee Court, Abacus House Wath Lane Copgrove HG3 3TB

GRID REF: E 434996 N 463103

APPLICANT: Abacus Direct Ltd

PUBLIC ACCESS:

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZUFURHYJQ300>

Please be aware that in a small minority of cases some documents will only be available 24 hours after the issue of this letter, therefore please do not formulate your response until you have been able to access all the information. .

If you require any further information or assistance about this particular application please contact the case officer whose name can be found on Public Access within 3 working days of this letter. Please email using the convention [firstname.lastname@harrogate.gov.uk](mailto:firstname.lastname@harrogate.gov.uk).

Please indicate A, B, C or D as appropriate and input and number any comments below.

A The Parish Council has no objections.

**B The Parish Council objects on the planning grounds set out below:**

C The Parish Council does not object to or support the application but wishes to make comments or seek safeguards as set out below:

D The Parish Council supports the application.

Date of Response .....28.10.2021.....

There is no need to sign this consultation response

Staveley and Copgrove Parish Council strongly object to this application. The large number of retrospective applications and the number of withdrawals and replacement applications has led to confusion and residents losing track of outstanding applications.

This latest retrospective application relates to a further expansion of a building approved by HBC in October 2019 which was then built to a different, larger specification. The original, permitted extension, added an extra 84% to the existing footprint and since that time Abacus have erected 4 "temporary" structures ( and respectively sought permission for 3), added a new larger car park without permission and continue to add to their built footprint seemingly without regard for planning rules. In all our recent comments on planning applications from this applicant we have highlighted our concerns that the scale of the expansion is unacceptable at this location, they now state they occupy 11 buildings on what was until recently a very small light industrial site.

We doubt that HBC have records of all those buildings however we can highlight that Abacus are sharing some of these buildings with associated companies and that had they not decided to provide such accommodation to these other companies all this further expansion might not be being considered. Local Plan Policy EC2 refers to "operational requirements " where " the proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site", this surely is not the case here as the need for more room is driven by the subletting to others not solely their own increased requirements.

Local Plan Policy EC2 also advises that the expansion of existing businesses in open countryside and outside established employment areas will be permitted "where there is no unacceptable impact on the character of the countryside, surrounding landscape, form and character of the settlement or biodiversity, with no unacceptable impact on the highway network and no significant adverse impact on residential amenity."

Local Plan Policy HP3 refers to local distinctiveness and requires that development respect the spacial qualities of the local area, including scale, appearance and use of spaces about and between buildings or structures, visual relationships and vistas.

We contend that the extension can be clearly seen from the east and southeast of the site including the Staveley Nature Reserve and that no amount of planting can hide this newest extension hence creating an unacceptable impact on the character of the countryside. The original design which was approved by HBC provided a lower profile and although still out of scale with the open countryside was deemed by HBC to be acceptable, unlike the building that has been built. The location of Jubilee Court means that any additions to the built form will have an adverse impact on the views and vistas of the countryside, the height and topography of the site compound the issue that these are industrial buildings in an open countryside location. This also contradicts Local Plan Policy NE4 as it does not respond positively to the landscape character.

There are numerous public rights of way surrounding the site and others with long distance views to the site all are negatively impacted by all the development contrary to Local Plan Policy HP5.

Also stated is that "Abacus Bathrooms have demonstrated over a sustained period of

time that there is not a high frequency of Heavy Goods Vehicles to and from the site. As a result, the further expansion of the business will not escalate the frequency of Heavy Goods Vehicles to an inadequate level."

Some concerned local residents monitored the movement of vehicles to and from the site on a single random day (Friday 22<sup>nd</sup> October between 6am and 5pm) and found that in total approximately 424 vehicles arrived or left the site via Staveley. Included in this were 16 articulated lorries or lorry cab journeys, all to Abacus.

Just to put this into context during a speed statistics review in September 2019 the total number of vehicles travelling along Main Street Staveley between 7am and 7pm on Friday 13<sup>th</sup> September was 1598.

Given we are now all being encouraged to increase active travel how can it be acceptable to increase traffic along narrow, winding country roads and cause pollution in the open countryside. The continued expansion of this business in this location is having a significant adverse impact on the surrounding area and within the village of Staveley.

Abacus states that the expansion will provide benefits for the local community and that they offer local jobs. This is a rural community which has very little in the way of an available workforce and as such it is highly likely that, as is currently the case, any new posts will be filled by those outside our community. The company's very full newly expanded carpark and their claim to promote a car share scheme is evidence that the employees are drawn from a wide area which is inevitable in a rural area with low density of population without a public transport hub. We note that HBC Economic Development have previously been consulted in regard to this business and that they see it as a significant employer, although that may be the case it could still be that whilst being located near to the A1 or on an actual business park.

Staveley village agreed years ago to reduce the number of street lights in order, along with other considerations, to reduce light pollution. Why then has Abacus mounted numerous large bright lights on this building. These are on throughout the night, can be seen for miles and completely pollute the night sky and adversely impact the Staveley Nature Reserve and Staveley village.

Staveley and Copgrove Parish Council and its residents respectful request that HBC apply it's own Local Plan Policies and reject this application, it represents in our view yet another manipulation of the system by the applicants who have over the last few years continuously built on this site and then, when requested by HBC made retrospective applications. This development is in contravention of numerous Local Plan Policies as referenced above.