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Branch Chair Mrs Jan Arger

Authority: North Yorkshire Council – (Formerly Selby District Council)

Type of consultation: Planning Application

Full details of application/consultation: ZG2023/1293/FULM- Erection of 12no units for uses within Class E(g)(iii), B2, B8 and F2 uses with ancillary offices, Class E and F1 ancillary amenity space, an EV charging station, parking provision, a new access road from Weeland Road, internal access roads, associated infrastructure, and landscaping

At land at: Former Kellingley Colliery, Turvers Lane, Kellingley, West Yorkshire, WF11 8DT

Type of response: Comments

Date of Submission: 22nd February 2024

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
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Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to provide comments to North Yorkshire Council ('The Council') in response to an application for the erection of 12no units for uses within Class E(g)(iii), B2, B8 and F2 uses with ancillary offices, Class E and F1 ancillary amenity space, an EV charging station, parking provision, a new access road from Weeland Road, internal access roads, associated infrastructure, and landscaping at the former Kellingley Colliery, Turvers Lane, Kellingley, West Yorkshire, WF11 8DT. The application has been submitted to the Council by Stantec on behalf of HPREF/Konect Investments S.a.r.l ('the applicants') and is accompanied by a number of supporting technical documents.

The application site covers the remaining former Kellingley Colliery comprising approximately 22.3ha of land and is known as the Phase II development. The site is located 1.5km to the east of Knottingley and 1.1km to the south of Beal. The application site is bounded to the north by the A645 (Weeland Road), and a number of residential properties referred to as 'Glebelands'. The eastern boundary of the site is formed by the current Phase I development (ref: 2021/1237/REMM), where units 2, 3 and 4 have already been built. Unit 1 (known as 'Big K') will be determined by the future occupier due to its proposed size. The development plot for this unit has however been prepared for future development. Southmoor Lane and Calder Grange Farm sit on the western boundary of the site. The southern boundary comprises disused railway track which connect the site up to the 'Knottingley – Goole' line and also the 'Aire and Calder navigation canal system' of the River Aire and River Calder.

An extant planning permission for the Southmoor Energy from Waste proposal (ref: NY/2013/0128/ENV amended by NY/2017/0018/ENV) is located along the southwestern boundary. To the south of the site, a solar farm has been built.

The majority of the site lies within Flood Zone 1, with some smaller parts of the western boundary being in Flood Zone 2, which the applicant proposes to be used for flood attenuation through its use as a SuDs basin.

The former colliery site benefits from a previous outline planning permission (ref: 2016/01343/OUTM and as amended via 2020/0155/S73). Moreover, the application site is allocated for employment use in the adopted Selby Local Plan and is retained as an employment allocation in the emerging Local Plan. The site is encompassed by West Yorkshire Green Belt, however the site itself was removed from the Green Belt in the 2005 Local Plan as part of its allocation as a Major Development Site and as a result of its former use.

CPRENEY welcomes the reuse of a previously developed site and recognises that the principle of development of this site has already been established. The charity does, however, have some concern relating to the proposals. It is noted that Condition 3 of the outline application limits the overall site (phase I and phase II) to a total floorspace of 135,500sqm (GIA). The current application proposes 74,503.51 sqm of new warehouse floorspace with ancillary office space. The applicant is, therefore, seeking an additional 40,000sqm of floorspace to that previously approved – which is significant and CPRENEY are concerned that this will lead to overdevelopment of the site which is so close to existing residential development.

Members of the charity have reported concerns regarding the current build out of the Phase 1 site in relation to the height of the approved buildings set upon raised ground, lack of mitigating screening – given the growing time for whips to mature, and the amount of light spill coming from the site and disturbing residents at night-time. Sleep deprivation is a mental health issue and therefore this is a significant concern. The planning authority should be satisfied that the proposed lighting is suitable for its location adjacent to residential properties on the proposed scheme, but also seek to ensure that the lighting currently in situ is that which was previously approved.

Members have also reported concern loss of residential amenity, particularly for children at the existing play park

in terms of an increased safety risk as a result of removal of fences, new episodes of flooding rendering the play area unusable, and shadowing making the surface extremely slippery as a result of loss of sunlight. Furthermore, the risk from increased vehicular movements in a huge safety concern and something the planning authority should be mindful of when determining this proposal.

Notwithstanding the above, CPRENEY are concerned that should the intensification of this site be approved, the proposed vehicular movements associated with the site will add to further risk factors associated with highway safety and noise pollution in relation to the loading and traversing of large HGVs (including reversing safety alarms) which will further impact on residential amenity. At present, there are no hours of operation associated with the proposed site, which creates concern for members residing in the area already dealing with disrupted sleep.

The proposed full application seeks to intensify the use of an allocated employment site – which has some support from both national and local planning policies. However, all policies of the development plan must be satisfied, therefore this support is not an automatic ‘trump’ card. The Council should be satisfied that the intensification of the site will not cause detrimental harm to existing residential properties or increase highway safety risks, particularly amongst vulnerable road users.

CPRENEY acknowledges the slight change in use class proposed for the site and has no objection to this and welcomes the provision of the Konect Hub Zone.

Conclusion

CPRENEY welcomes the opportunity to provide the Council with comments regarding the major application for the erection of 12no units for uses within Class E(g)(iii), B2, B8 and F2 uses with ancillary offices, Class E and F1 ancillary amenity space, an EV charging station, parking provision, a new access road from Weeland Road, internal access roads, associated infrastructure, and landscaping at the former Kellingley Colliery, Turvers Lane, Kellingley, West Yorkshire, WF11 8DT

The substantial brownfield site is allocated for employment use in the adopted and emerging Local Plan and benefits from outline permission therefore CPRENEY acknowledge the principle of use for the site is already established. Furthermore the site was removed from the West Yorkshire Green Belt at the time of allocation given its former use. CPRENEY generally is supportive of brownfield development and therefore does not object to this proposal per se.

The charity does however, have some concerns regarding the intensification of built floorspace at the site, predominantly through member concerns relating to loss of residential amenity and highway safety as a result of the existing construction of the Phase I development as set out above.

CPRENEY reserves the right to comment further should additional information be submitted in support of the development at this location.