



George F. White

MAXIMISING VALUE

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Your Ref:
Date: 08th May 2014

RECEIVED
14/05/14/MFC
- 8 MAY 2014
DEVELOPMENT
MAY

Dear Sir / Madam

CHANGE OF USE PLANNING APPLICATION: LINTON MILL, WINTRINGHAM, MALTON YO178HP

Please find enclosed a planning application to change the use of two steel portal frames sheds and associated curtilage from commercial warehousing to agricultural use at a property known as Linton Mill near Wintringham. The application is submitted on behalf of T. Mason Services Ltd.

The application comprises the application forms (the application has been submitted online via the planning portal), certificates, a site location plan and a site layout plan prepared by George F White and a cheque made payable to Ryedale District Council for the sum of £385 by way of the planning application fee.

The gross internal floor space of the larger shed is 1771.6 sqm and the second provides 1051.2 sqm floor space.

The owner of the buildings wishes to change their use from commercial warehousing to agricultural storage. It is our view that the proposed use would represent a de-intensification of the site and present an improved residential amenity to those living in the vicinity of the site. The buildings have lain empty for many months and the previous owners struggled to find tenants due to the restrictive operating conditions of the site.

The owner is involved in agriculture and would use the buildings to complement the existing agricultural business, mainly for the storage of agricultural produce and equipment.

The applicant spoke to Mr Shaun Robson of the Council's planning department on an informal basis about the proposed change of use. We have also consulted the Ryedale Plan and feel that the proposed development is policy compliant.

A member of the George F White Group
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Registered in England & Wales No: OC304684
A list of members' names is open to inspection at our
Registered Office: 4-6 Market Street, Alnwick, Northumberland NE66 1TL



Flood Risk

The site is located in flood zone 2 as set out in the Environment Agency's most recent flood map. An extract is provided below.

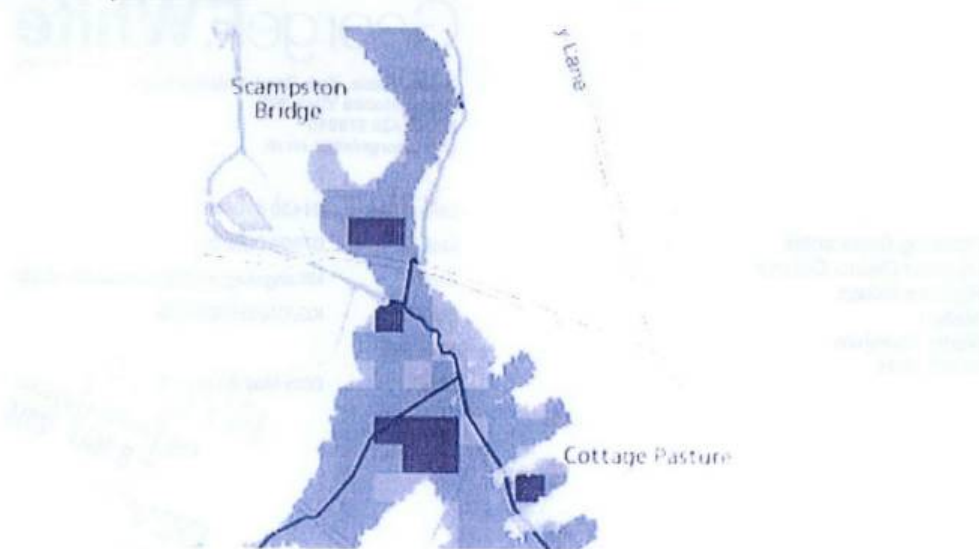


Image 1: Extract Environment Agency flood map. Source; <http://watermaps.environment-agency.gov.uk/>

The National Planning Policy Framework and its Technical Guidance state that buildings or land used for agricultural purposes are classified as less vulnerable development which is considered compatible in flood zones 2 and 3. There is therefore no requirement to prepare a sequential or exception test.

In addition, no built development is proposed. As such the proposed change of use does not raise any concerns in flood risk terms.

Please feel free to contact us with any queries. We will in any event be in touch in the coming weeks to discuss the planning application.

Yours Sincerely

Killian Gallagher BA (Hons) MRUP MRTPI
Planning Consultant

For and on behalf of George F White LLP