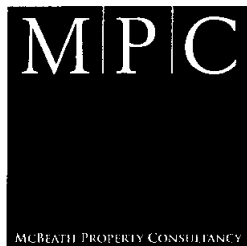


07/01162/FVL



AMcB/JL – Direct Line 01653 690888  
18<sup>th</sup> December 2007

Planning Department  
Ryedale District Council  
Ryedale House  
Malton  
YO17 7HH

Dear Sirs

**Re: Barton Hill Site – Planning Application**

**RYEDALE D.C.**  
**21 DEC 2007**  
**DEVELOPMENT CONTROL**

Please find enclosed planning application forms relating to the above location.

The site comprises approximately 1.62 Ha (4 acres) developed with a range of industrial buildings that provide approximately 3200 sq m of space. The majority of this space is contained within 3 interlinked buildings.

The site currently has B8 use with a restriction for use as an agricultural store and haulage depot.

Our proposal is to lift the agricultural use restriction to allow standard B8 uses and B1c light industrial uses.

Currently the owners are no longer running their haulage business from the site but as an alternative to this planning application will renew their operating licence as below.

When they were in operation they most recently had a vehicle licence that allowed 15 HGV vehicles and 50 trailers to operate from the site. Additionally there were movements to and from the site by the owners clients. The majority of these additional movements were slow moving vehicles including tractors, Land Rovers with trailers and farm trucks.

Our estimates are that at peak times there were in the region of 60 movements to and from the site on any given day. Research indicates that when the depot renews agricultural storage and distribution there will be between 10 - 40 vehicle movements a day depending on the season.

In the 29 years that SA Bell and their predecessors ran their business from the site they did not have a single accident involving theirs or customers vehicles in the vicinity.

Our proposal is to sell or lease the buildings to businesses within the B8 and B1(c) classes. Whilst we anticipate the use of commercial vehicles by such businesses it is highly unlikely that the site will experience anything like the volume of traffic generated by the existing use. Our estimates are that there will be between 5 and 10 commercial vehicle movements a day from the site with the benefit of the revised use.

**MCBEATH PROPERTY CONSULTANCY LIMITED**

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

07/01162/R/L

2.

We have advised previously that we are prepared to place a commercial vehicle restriction on the site to ensure that no more HGVs and trailers can be operated from the site than was previously allowed under the most recent vehicle licence.

It is important to be aware that we have identified a number of interested parties that would retain existing jobs but also create new jobs for the Ryedale District. Furthermore we have had interest from employers that would move into the area from other locations. Without the opportunity presented by the existing site many, if not all of these jobs will be lost to other areas.

We have attached plans to the application that illustrate how the actual access to the site is from a private road and not the A64 nor the Castle Howard Road.

Regards.  
Yours faithfully

Andrew McBeath <sup>V</sup>BSc MRICS  
**MANAGING DIRECTOR**

Enc. Planning Applications

Cheque in the sum of £265.00

RYEDALE D.C.

21 DEC 2007

DEVELOPMENT CONTROL

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