

Item Number: 9
Application No: 09/01264/FUL
Parish: Warthill Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs Parker
Proposal: Erection of single-storey building to form office, sales area, cafe, associated kitchen, customer toilets, and formation of 18 space car park
Location: Breezy Knees Nurseries Common Lane Warthill York YO19 5XS

Registration Date: 25 November 2009
8/13 Wk Expiry Date: 20 January 2010
Overall Expiry Date: 5 March 2010
Case Officer: Paul Simpson **Ext:** 330

CONSULTATIONS:

Highways North Yorkshire	Recommend conditions & amendments
City of York Council	Object
Highways North Yorkshire	No objection subject to amendment
Parish Council	Conditional no objection to revised plans

Neighbour responses:

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SITE:

Breezy Knees is an existing plant nursery situated west of Common Lane north of the village of Warthill. The business comprises a large barn and outside (fenced) sales area and extensive grounds including stock beds.

The site is with open countryside designated as Green Belt although immediately to the south is a property know as East Carlton Farm.

In addition the unit including the stock beds is within both Ryedale and the City Of York. The whole of the application is within Ryedale.

PROPOSAL:

Permission is sought to a erect a building to accommodate an office and customer facilities, including a sales area, small café with 24 covers, kitchen and serving and toilets, a car park.

Access would be via the existing track leading to Common Lane.

HISTORY:

1998 Permission granted for the erection of a general-purpose agricultural building and vehicular access.

2002 Erection of 2 polytunnels for plant propagation

2004 Permission granted for tarmacing an existing hardcore access track

2006 Permission granted for the erection of a greenhouse for plant propagation.

In addition development has been approved associated with this business within the area under the jurisdiction of The City of York Council and includes car parking and the erection of a gazebo.

POLICY:

National Policy Guidance

PPS1 - Delivery Sustainable Development 2005
PPG2 - 'Green Belts' 1995
PPS7 - Sustainable Development in Rural Areas

Regional Spatial Strategy

Policy E7 - Rural Economy
Policy ENV10 - Landscape
Policy YH9 - Green Belts

Ryedale Local Plan

Policy AG4 - Farm diversification
Policy GB1 - Definition of the York Green Belt

APPRAISAL:

To follow.

Ryedale Local Plan - Policy AG4 - Farm diversification
Ryedale Local Plan - Policy GB1 - Definition of the York Green Belt
Regional Spatial Strategy - Policy E7 - Rural Economy
Regional Spatial Strategy - Policy ENV10 - Landscape
National Policy Guidance - PPS1 - 'Delivering Sustainable Development' 2005
National Policy Guidance - PPG2 - 'Green Belts' 1995
National Policy Guidance - PPS7 - 'Sustainable Development in Rural Areas' 2004

RECOMMENDATION: Approval

1 Conditions under preparation.

Background Papers:

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
PPS1 - Delivery Sustainable Development 2005
PPG2 - 'Green Belts' 1995
PPS7 - Sustainable Development in Rural Areas
Responses from consultees and interested parties