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Mr P A Spetch
Chairman
Warthill Parish Council
The Cottage
Warthill
York
YO19 5XN

Ms Karen Hood
Senior Technical Officer
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

21 DEC 2009

23rd December 2009

Dear Ms Hood

Planning Application Number: 09/01264/FUL
Erection of single-storey building to form office sales area, café associated kitchen, customer toilets, and formation of 18 no space car park at Breezy Knees Nurseries Common Lane, Warthill, York, YO19 5XS

I am writing to advise you that Warthill Parish Council held a meeting on Monday 14th December 2009, when the above application was fully considered. The Parish Council object to the application for the following reasons:

1. The site is in the green belt. If the proposed building and car park were constructed it would constitute further urbanisation of the green belt between Warthill village and Stockton on the Forest.
2. The proposed building could be seen from Common Lane through the adjacent roadside hedge and tree belt. The height of the ridge of the proposed building is 5.2 metres and when clad with clay pantiles would be a particularly obtrusive feature.
3. The additional traffic generated by the proposed development would cause noise and disturbance to the occupants of near by properties particularly East Carlton Farm and the houses around Old Carlton Farm.

4. From the information provided in the application it would appear that the nursery is not commercially viable. and hence the proposed development, which will have a substantial capital cost, is not sustainable. This leads to question what the applicants' medium to long term plans are for the nursery.
5. The area is more then adequately serviced by cafes at Deans Garden Centre in Stockton on the Forest, the Farmers Cart, Vertigrow and the fish & chips shop and the public houses near by on the A64. It is questioned if the proposed café is intended to support the nursery or is it intended in the medium to longer term to be incidental to the nursery.
6. The Parish Council is not aware that the applicants have advised anyone in the vicinity of their development proposal. The occupant of the adjacent East Carlton Farm was only aware when he received Ryedale District Council's notice.

Yours sincerely

Paul Spetch
Chairman, Warthill Parish Council