

Helen Bloomer,
Development Management Officer,
Ryedale District Council,
Ryedale House,
Malton, YO17 7HH.

26/08/16

Dear Helen,

RYEDALE DM

29 AUG 2016

DR
M... ..



16/01/427/AJC
JOHN PAUL
ARCHITECTURAL
DESIGNER

Planning Applications
New House Design
Exhibition

Reference Case No 15/00088/CU. Sledgate Garage, Station Yard, Low Moor Lane, Rillington, Malton YO17 8JU

While the untimely death of Lee Hodgson in the prime of life is no excuse for the unresolved issues which have now come to light, it is now his father who must seek to resolve the several outstanding items. Mr Stephen Hodgson was not a partner with Mr Lee Hodgson but ran his own business only using Lees skill to service his vehicles.

Now the full picture has been made clear Mr S. Hodgson wishes to bring about a happy conclusion by seeking to regularise the several outstanding issues by submitting a planning application which deals with everything. Clearly this is a difficult task as no planning application form deals clearly with such a range of items. I summarise these as follows :-

1. Approval of the use of one office and a workshop as a letting unit. Let to Wold Pig Company.
2. The approval of part of the site as a storage area let to Eyre Scaffolding Company.
3. Approval of a site to park and store high lift equipment let to High Reaching Solutions.
4. Approval to park one heavy goods tractor vehicle belonging to Mr S Hodgson.
5. Approval for Mr S Hodgson to park and store his heavy lifting and earth moving equipment.
6. Change of Use and conversion of the buildings to the left of the approved office and toilet to form a specialist vehicle repair workshop let to Jimmy Gardner, Vehicle Body Repairs.
7. Approval of the new build fuel store and vehicle valet bay. (Retrospective)
8. Planning approval to provide a disability toilet and site user toilet with washbasin connected to existing septic tank. (Disposal of static caravan) (new application)

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Continuation.

In the three planning approvals to hand there is no mention of limiting working hours, nor the need to provide an oil trap, toilets for employees or on site workers, and no mention of safe fuel storage. Drainage of surface water on the site has been achieved by the installation of a large collecting chamber with high capacity pump lifting water to a local ditch. With the exception of an accessible disability toilet all these essential items have already been installed and the appearance of the site is very tidy and well kept, much more so than had the use been as originally approved, that of a breakers yard with vehicles stacked three metres high. The groomed appearance of the cut turf embankment is a very pleasing feature and as the ground surfaces, already stone dressed, are gradually improved the area will become almost a tourist attraction.

With regard to the scaffold storage site it should be noted that the area where localised noise may occasionally be generated, during loading and unloading of steel scaffold tubes, the nearest private dwelling is 100 metres away and is already protected and visually hidden, and to an extent protected from sound transmission, by the substantial earth banking.

This business and that of the existing motor repair workshop and body repair workshop have been in existence in their present form in excess of two years and all have tenancy agreement formally agreed with Mr Lee Hodgson and now with Mr S Hodgson.

I have suggested that the working day may be confined to 7.30am to 7.30pm although two proprietors have expressed the wish to work longer hours from time to time. Generally most will work between 8.30am and 5.30pm. All will provide domestic type waste bins but any items of scrap metal will be delivered directly to an accredited refuse site.

Two proprietors have expressed the opinion that the site has not experienced any restriction on working hours.

Please examine the enclosed and let me know if further information or evidence is required.

Yours sincerely,

John.

16/01/24/FUL

RYEDALE DN



JOHN PAUL
ARCHITECTURAL
DESIGNER

29 AUG 2016

PLANNING
MANAGEMENT

Planning Applications
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Mr Jimmy Gardner,
Vehicle Body Repairs,
Sledgate Garage,
Low Moor Lane,
Rillington,
Malton.

24/08/16.

Dear Jimmy,

Stephen Hodgson has given me the task of regularising the planning situation with regard to the new uses on the Sledgate site. The planning Authority require to know how the individual businesses operate on the site, what parking they require and what days of the week and hours each day they intend to work.

I think the hours should be the same for every one. Perhaps between 0730 hours to 1930 hrs but of course you and others may work well within that period.

Please write an outline of your intended mode of operation and let me have it as soon as possible because the planning application has to be with Helen Bloomer before the end of August.

My sincere thanks for your assistance,

Jimmy Gardner 24/08/16

Sole Trader. Vehicle repair of damaged bodywork.

No intention to employ labour. Jimmy has worked at Sledgate Garage for four years for Lee Hodgson as a freelance bodywork repairer before moving into these premises, converted by Lee just before his sudden death.

Jimmy works from 8.30 am to 6.30 pm weekdays and sometimes on Saturday mornings but on occasion, to complete a job, he will work until 11.30 pm

Written from Jimmy's notes.

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Planning Applications
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Extensions

Martin, *Scott*
L. M. Autocare,
Sledgate Garage,
Low Moor Lane,
Rillington,
Malton.

24/08/16.

Dear Martin,

Stephen Hodgson has given me the task of regularising the planning situation with regard to the new uses on the Sledgate site. The planning Authority require to know how the **individual businesses** operate on the site, what parking they require and what days of the week **and hours each day they** intend to work.

I think the hours should be the same for every one. Perhaps between 0730 hours to 1930 hrs but of course you and others may work well within that period. You will see on **the plan that I have** provided the parking spaces we discussed but we'll **have a chat about that before the application is** submitted.

Please write an outline of your intended mode of operation and let me have it as soon as possible because the planning application has to be with **Planning Officer, Helen Bloomer**, before the end of August.

My sincere thanks for your assistance,

Martin Scott, LM Autocare. 24/08/16

Martin has worked for Mr Lee Hodgson as an **employee at Eastgate Garage for several years** but after moving to Sledgate Garage he became a **partner, just before the unfortunate bereavement**, and so is now a Sole Trader motor mechanic working **regularly 8.30 am to 7.30 pm and occasionally until 11.00 pm**. Martin is working hard to grow his **business to be able to employ staff currently employed on a freelance basis**.

Written from Martin's notes.

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E

Ayre Scaffolding,
Sledgate Garage,
Low Moor Lane,
Rillington,
Malton.

24/08/16.

Dear Scaffolder,

Stephen Hodgson has given me the task of regularising the planning situation with regard to the new uses on the Sledgate site. The planning Authority require to know how the individual businesses operate on the site, what parking they require and what days of the week and hours each day they intend to work. I have your site dimensions and they are applied to the site plan showing adequate parking.

I think the hours should be the same for every one. Perhaps between 0730 hours to 1930 hrs but of course you and others may work well within that period. In your case you may plan to load the night before to avoid early morning noise but may wish to reach a building site by 0800 hrs so starting at 0730 hrs.

Please write an outline of your intended mode of operation and let me have it as soon as possible because the planning application has to be with Planning Officer, Helen Bloomer, before the end of August.

My sincere thanks for your assistance,

E

Ayre Scaffolding.

I have today spoken with the yard manager and understand that the Proprietor manager has agreed with the suggestions in the letter regarding operating time although they have previously started work at 7.00 am.

25/08/16.

JP.

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Planning Applications
New House Designs
Extensions

Wold Pigs,
Station Yard,
Low Moor Lane,
Rillington,
Malton.
YO17 8JU

24/08/16.

Dear Sir,

Stephen Hodgson has given me the task of regularising the planning situation **with regard to the new uses on the Sledgate site**. The planning Authority require to know how the **individual businesses** operate on the site, what parking they require and what days of the week and **hours each day they** intend to work.

I think the hours should be the same for every one. Perhaps between **0730 hours to 1930 hrs but of course you and others may work well within that period**. You will see on **the plan that I have** provided a parking space outside your office and of course **there is another outside the workshop**. Please write an outline of your intended mode of **operation and let me have it as soon as possible** because the planning application has to be with Planning Officer, Helen Bloomer, before the end of August.

My sincere thanks for your assistance,

No reply as yet but the office seems to be used **very occasionally** and by **different members of the Wold Pigs company**, usually well within the **working day**. I will pass on **any response** I receive.

JP.

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