

**Item Number:** 7  
**Application No:** 17/00685/MFUL  
**Parish:** Weaverthorpe Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Vellco Tyre Control  
**Proposal:** Erection of 2no. industrial units (Use Class B8) for tyre storage together with formation of a landscaped buffer to the northern, eastern and southern boundaries, additional parking spaces and cycle parking.  
**Location:** Vellco Industrial Park Ropery Lane Weaverthorpe Malton North Yorkshire  
**Registration Date:** 6 June 2017  
**8/13 Wk Expiry Date:** 5 September 2017  
**Overall Expiry Date:** 6 August 2018  
**Case Officer:** Alan Hunter **Ext:** Ext 276

**CONSULTATIONS:**

<b>Parish Council</b>	Object
<b>Environmental Health Officer</b>	No objection recommend conditions
<b>Highways North Yorkshire</b>	Recommend conditions
<b>Lead Local Flood Authority</b>	Recommend conditions
<b>North Yorkshire Fire &amp; Rescue Service</b>	No objection
<b>Countryside Officer</b>	Comments
<b>Archaeology Section</b>	No objection
<b>Sustainable Places Team (Environment-Agency Yorkshire Area)</b>	Recommendations
<b>Neighbouring Parish Council</b>	Concerns
<b>Building Conservation Officer</b>	Objection

**Neighbour responses:** Jacqueline Taylor, Tracy Chapman, Penny & Jeff House, Maria Fusco & Andy Brown, Miss Kirsty Steele & Mr James Bedson, Trevor & Susan Thompson, Dr Peter Wilson, Jeff & Penny House, Ted & Silvia Johnson, Mrs Rebecca Sails, Cheryl Wilson, Stephen Milner, Tracy Chapman, Phillip Woodall & Sarah Thorsby, Mrs Rachel Fletcher, Mr Adam Davies, Maureen & John Lake, Trevor & Sue Thomson, Mr David Raine, Mrs Vicki Rowland, P Potter, Ms Patricia Lake, Andy & Julie Thompson, Stuart & Lora Lane, Jacki Hildreth, Karyn Harper, Sally Hudson,

-----  
**SITE:**

The application site comprises 3.4 hectares of land to the south of Main Street Weaverthorpe, which is accessed from Ropery Lane via a bridge over the Gypsy Race. The site comprises an existing tyre storage and distribution business, Vellco Tyres. The existing business and hardstanding areas comprise an area of approximately 1.7 hectares, with vacant land of approximately a similar size (1.7hectares) to the eastern side which is proposed to form the expansion area for the business which is central to this application. The site at present is derelict and partly cleared, and contains a group of mature planting in its centre.

The application site measures 217 metres by 170 metres at its greatest, with the area of proposed expansion approximately measuring 100 metres by 170 metres. A significant part of the application site is within the village's development limit, which mainly comprises the existing buildings and

hardstanding areas. A small part of the proposed expansion area to the south of Rarey Farm (Main Street) is also within the Village development limit. The area is washed over by the Yorkshire Wolds Area of High Landscape Value designation. The current buildings and operations (confined to the area already developed) is a designated industrial/business area. However, the majority of the site for the proposed expansion on this application is not designated for industrial/business use, as such it is located within the open countryside.

Weaverthorpe is a Wolds village characterised by its linear form and the Gypsy Race running to the southern side of it's main road through the village (in an east- west direction). As a result of its close proximity to the Gypsy Race, a large part of the application site is located within flood zone 3.

Rarey Farm which adjoins the site to the northern side is a Grade 2 listed Building. Beyond the site the other listed buildings in Weaverthorpe are; Church of St Andrews – Grade 1 listed, which is located on rising land immediately to the north of the village along with an effigy at the same Church which is a designated Grade 2 listed structure.

### **PROPOSAL:**

Planning permission is sought for the erection of 2no. Industrial units (Use Class B8) for tyre storage together with the formation of a landscaped buffer to the northern, eastern and southern boundaries, additional parking spaces and cycle parking.

The proposed development features a rectangular shaped building immediately to the east of the existing buildings and a 'U' shaped building along the northern western and southern boundaries.

The 'U' shaped building will have width of 20.5 metres and measure 77 metres along the northern boundary, 80 metres along the southern boundary and extend 130 metres along the eastern boundary. It will measure 14.8 metres to the eaves height and 7.1 metres to the mono pitched roof height.

The rectangular shaped building will have a footprint of 40 metres by 49 metres and a maximum height of 8.9 metres.

The buildings are proposed to be constructed of profiled metal cladding.

The following information has been submitted in support of the application and can be viewed online:

- Design and Access Statement
- Ecology Assessment
- Archaeological Assessment
- Tree Survey
- Flood Risk Assessment
- Noise Assessment
- Transport Assessment
- Heritage Statement
- Planning Statement

### **HISTORY:**

Relevant planning history for the application site includes:

2015 – Planning permission granted for alterations to existing vehicular access, demolition of existing dwelling and erection of 3 No. four bedroom dwellings, 2 No. three bedroom dwellings and 3 No. two bedroom dwellings, to include a replacement dwelling and associated garages, parking spaces and amenity areas together with use of land to the south as a paddock area (land South of Rarey Farm).

2011: Planning permission granted for the erection of a building to provide weighbridge office and drivers restroom to replace existing building.

1995: Planning permission granted for the erection of entrance lobby together with external and internal alterations to form offices.

1995: Erection of a replacement office entrance lobby, reception, waiting area and kitchen.

1994 – Listed Building Consent refused for demolition of farmhouse stables to facilitate the erection of 17 dwellings. Refused 11.5.95. Appeal Dismissed 17.1.96 (Rarey Farm)

1994 – Planning permission refused for demolition of farmhouse stables and erection of 17 dwellings together with associated access and roadworks. Refused 19.05.95. Appeal Dismissed 17.1.96 (Rarey Farm)

1993: Planning permission granted for the change of use of part of stores/packing building to house enamelling plant.

1991 – Planning permission refused for the erection of a bungalow with integral garage at land adjoining Rarey Farm Main Road Weaverthorpe

1990 – Outline planning permission approved for the erection of 7 dwellings and garages and construction of access road at land adjoining Rarey Farm Main Road Weaverthorpe

1990 – Planning permission granted for the erection of two new dwellings garages and change of use and alteration of barns to form two dwellings and barns adjoining Rarey Farm Main Road Weaverthorpe

1986: Planning permission granted for the erection of portakabin office accommodation.

1978: Planning permission granted for the construction of an extension to existing warehouse.

## **POLICY:**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that application should be considered against the adopted Development Plan unless there are other material planning considerations that indicate otherwise.

The relevant policies within the Development Plan in regard to this application are considered to be:

Policy SP1 – General Location of Development and Settlement Hierarchy

Policy SP6 – Delivery and Distribution of Employment Land & Premises

Policy SP9 – The Land-based and Rural Economy

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 – Managing Air Quality, Land and Water Resources

Policy SP19 – Presumption in favour of Sustainable Development

Policy SP20 – Generic Development Management Issues

Policy SP22 – Planning Obligations, Developer Contributions and the Community Infrastructure Levy

The ‘saved development limits’ of the Ryedale Local Plan 2002.

In addition, the proposed development should also be considered against the following national policy:

National Planning Policy Framework (NPPF) 2012

National Planning Policy Practice (NPPG) 2014

## **APPRAISAL:**

The main considerations in relation to this application are:

- The principle of expanding the existing business onto this application site;
- The siting, scale and design of the proposed extensions;
- Whether the proposed development will have an adverse effect upon the amenity of the occupiers of surrounding properties;
- The impact of the proposed development upon the local road network and highway safety matters;
- The impact of the proposed development upon the surrounding area;
- The impact of the proposal upon the setting of nearby heritage assets;
- Flood risk and Drainage;
- Archaeology;
- Ecology and biodiversity;
- The impact upon existing trees and landscaping implications;
- Developer contributions; and,
- Other issues.

The application was originally validated in June 2017. There has been significant Officer concerns with the proposal, together with objections from Environmental Health Specialists and the Highway Authority. There have been two revisions to this scheme, which have all been the subject of re-consultation with interested parties that has taken place. The applicants were invited to withdraw their application and re-submit an amended scheme, however they chose the continue with this proposal and request extensions of time. Officers have continued to try and engage with the applicant to establish if there is a possible solution to all areas of concerns/objections.

The application is a 'Major' application and in that respect has to be determined by Planning Committee. The proposal seeks significant expansion to a tyre storage and distribution business, Vellco Tyres.

A full appraisal of this application and recommendation to Members will follow on the late pages.

## **RECOMMENDATION:**

**To Follow**