

From: Andrew Windress
Sent: 16 August 2018 14:43
To: Alan Hunter <alan.hunter@ryedale.gov.uk>
Subject: RE: committee site inspection 17/00685/MFUL

Alan

As discussed I provide some additional info to assist you in writing your report. I hope it helps but let me know if you need anything further. FYI, I have been trying to set up another meeting with the PC before the 29th but diaries are not permitting this to happen so we are going to liaise in writing to try and address their outstanding concerns.

- We have reviewed the current and anticipated employment numbers again as requested and these have slightly changed as Vellco always stress that their markets are very changeable. Vellco now employ 65 people across all their sites, 35 of which are at Weavertorpe. Vellco would expect to create another 5-8 manual jobs at Weavertorpe following the completion of the development and relocation of other sites.
- In terms of the replacement planting. This will of course be conditioned and examined in more detail later but having discussed with the arboriculturalist and they consider a native hedgerow mix of predominantly hawthorn with some holly would be appropriate. In terms of trees they would consider a mix of 'whip' planting with larger species trees at certain points – they recommend similar to the existing Maple and Cherry (but not Ash due to Ash-die-back problems). They have reviewed the existing group of trees and only consider it to have 'moderate' value and believe it was simply planted to screen the existing Vellco units.
- Since the last committee the early morning departures (that were primarily on a Monday) have ceased as alternative arrangements have been set up. These will be formalised once permission is granted and implemented to ensure compliance with the hours of use condition.
- I confirm the outside storage is only required on the rear portion of the existing site behind the front wall of the existing buildings to the rear boundary as indicated on my sketch. There will of course be vehicular routes retained through this area and tyres will be stacked in accordance with the EA guidelines previously provided.
- I expect to have some further information on the health and quality of the existing trees next week but as stated in your report, we feel the replacement planting is a significant improvement and suitable compensation.
- Further to your note from NYCC, I have asked our highways consultant to review the options for utilising the bungalow access, creating a footway on the western side of Ropery Lane and also widening the area adjacent to the access to create a lay-by / increase the ease of passing as requested by the councillors. I copy their comments below:
- In/Out using bungalow site.

Please find attached a copy of the highway adoption info. You will note that there is a wide strip of land between the footway and the Gypsy Race which does not form part of the adopted highway. I understand that this land may be unregistered, and therefore there is no certainty that an access could be delivered here without further detailed investigation.

Putting the land ownership issue to one side, in principle separating the in and out movements would dilute the activity along Ropery Lane, however it will then result in additional HGV activity in proximity to the residential properties adjacent to and opposite the bungalow. Heavy goods vehicles would also be traveling in close proximity to the listed building.

I have had a look at the topo and the bungalow site appears to provide sufficient width to accommodate a vehicular access, however a modern industrial standard access would result in a significant bell mouth (accommodating 15m junction radii), which would impact heavily on the Gypsy Race and require significant structural works. I also note that there is BT equipment between the site and Main Road and a mature tree, both of which are likely to be impacted.

Based on the proposed increase in vehicular activity resulting from the extension, it is not considered necessary or proportionate to provide a separate access point onto Main Road. In light of the above there are also question marks over whether an access is deliverable here. An access on the bungalow site would impact on existing trees, the Gypsy Race and listed building. The cost of potential utility diversions would also impact viability.

- 'Lay-by' adjacent to access.

I am unclear what further benefit a layby would provide? The proposed access arrangement does effectively provide a layby area to allow a car or HGV to dwell to allow a HGV to exit the site. To widen further would result in a carriageway of over 9m which would be excessive and overly dominate. As currently proposed the carriageway is of sufficient width to accommodate simultaneous access and egress by the largest vehicles.

- Extension of footpath.

It would appear that the existing grass verge/hedge line along the eastern flank of Ropery Lane forms part of the adopted highway. Have attached a photo showing the existing path and verge beyond which appears to be adopted.

We would need to consult with the Councils highway maintenance team on site to understand the precise limit of adoption to understand where the footway could be accommodated and how wide. It should be noted that a footway would result in the loss of existing resident's hedges which have become overgrown and encroach onto the highway.

If deemed necessary, an alternative solution would be to provide a pedestrian refuge area within the carriageway in the form of white lining between the Site and Main Road. A 1m strip could be identified along the eastern flank which could include red thermoplastic paint to delineate an area for pedestrians to stand in the event that they meet a large vehicle.

Regards

Andrew

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