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OBJECT

WOMBLETON

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RYEDALE DM

18 OCT 2012

DEVELOPMENT MANAGEMENT 17th October 2012.

SM
18/10

Dear Sirs,

RE 12/00884/MFUL Ryedale Potatoes Ltd at Teasdale Potato Store, Hungerhill Lane, Wombledon Change of use and alteration of existing potato store to wood fuel handling/storage and distribution within Area 1 and a mixed use of potato storage / touring caravan storage within Areas 2 and 3 to include installation of a 5m high sliding door to south elevation to serve Area 1

At the recent meeting when this application was discussed a large number of residents attended and made numerous objections – not one resident spoke in favour of the application. Following lengthy discussions my Council strongly recommends rejection of the application for the following reasons:-

1 Insufficient information

Relating amongst other matters to times of the operation, time of deliveries in and out, details of how the wood fuel would be stored – wrapped or loose and whether anything be kept outside the property if so this would be visually obtrusive, security measures which would be required, outside lighting which would be required, how it would be managed and by whom.

2 Concerns relating to safety and fire risk

The mixture of storage of potatoes, caravans and wood fuel concerned residents and Councillors. When moving caravans using vehicles powered by petrol / diesel and the storage of caravans which may have calor gas on board next to wood fuel storage there were significant fire and safety risks involved.

3 Impact on adjoining site which has planning permission for camping, caravans and ecopods, Wombledon Caravan Park and tourism in general in the area.

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Councillors are very concerned that the proposed change of use and alterations would have a harmful effect on the local tourist industry due to its appearance together with the increased and different type of traffic, noise and operating hours. The site is outside the development area and in open countryside. It is also surrounded by tourist sites including Wombleton Caravan Park and Lane Energy Ltd's adjoining site on which permission was obtained in 2010 for change of use of woodland to allow the siting of 8 no. timber clad static holiday chalets and 9 no. eco-camping pods. (Matters raised in the dismissed appeals APP/Y2736/A/09/2098908 and 2101905 remain applicable)

4 No mains services on site at all.

The use of a generator for electricity would cause noise nuisance. This would have an impact on local residents and the tourist industry. (Matters raised in the dismissed appeals APP/Y2736/A/09/2098908 and 2101905 remain applicable)

5 Highways safety concerns.

Traffic passing through village and / or from Welburn cross roads both of which have previously been deemed unsafe and inappropriate by the Planning Inspector in relation to the rejection of an appeal against the rejection of previous applications at the site. Traffic would include caravans both in and out, deliveries of wood fuel in, deliveries of wood fuel out and large tractors containing potatoes. It would not be possible to use Nunnington bank with much of this traffic. Councillors are of the opinion that highways safety issues apply to this application. (Matters raised in the dismissed appeals APP/Y2736/A/09/2098908 and 2101905 remain applicable)

6 The whole enterprise is not eco friendly

Supplies are coming from as far as Scotland and Wales. Further handling here is unnecessary. In addition Councillors were not convinced that it was commercially viable to deliver loads of this size for such long distances

7 The proposed change of use from agricultural to industrial in open countryside

Councillors and local residents are very opposed to this.

To summarize my Council is of the opinion that the application should be rejected. It is in conflict with relevant planning policy and guidance. The new Ryedale Plan seeks to steer new development to the more sustainable and accessible locations in the district to protect the District's high quality environment, develop tourism and limit development in the open countryside. The proposed Plan retains this basis, identified by the planning inspector on 28th August 2009, for protecting Wombleton and its surroundings from inappropriate industrial developments.

SP6 supports subject to conditions conversion to support "appropriate rural diversification". My council is of the opinion this proposed change of use is inappropriate having regard to the circumstances and location. Policy AG5 allows re-use of rural buildings for business or

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commercial use in certain circumstances. My Council is of the opinion that this proposed new use would have a material adverse effect on the amenities of the occupants of nearby properties and tourists and give rise to unacceptable highway issues and therefore should be refused. Policy T3 relates to traffic generation. My Council is of the opinion that the statements of the Planning Inspector in relation to the dismissal of the previous appeals relating to this site on highway safety remain relevant. (Matters raised in the dismissed appeals APP/Y2736/A/09/2098908 and 2101905 remain applicable)

Yours faithfully,
(Louise Slater)

Clerk to Wombleton Parish Council.

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