

Parish comments

From: Geoff Webster
Date: 23 March 2021 at 10:24:14 GMT
To: Carol Lyon
Subject: Planning application - West Knapton - 21/00271/MFUL

Tuesday 23rd March 2021

Dear Ms Bonner,

I am writing in my capacity as Chair of the Scampston, East and West Knapton Parish Council.

Further to discussion with parish council members and a canvass of villagers from West Knapton, where this proposed development is situated, I would like to bring to the table our thoughts.

First and perhaps foremost is the change of use from a **greenfield site** into a brown field site.

1) We see the proposed development from what was originally a farmstead into a full blown site for a combination of industrial units as contrary to the countryside desire to maintain green space. This proposal seeks to include not just the garage facilities but an enlarged sales area. The overall size of the development proposed would be completely inappropriate for a village the size of West Knapton.

2) The units envisioned are available in pre-existing brownfield sites in the area of Ryedale with low occupancy. It is felt by Scampston Council that such units should be looked at first by the developer who is suggesting moving from such units into open countryside.

Other factors which I am sure are being considered by Ryedale Planning Department but are of concern to the local community include:

- a) volume of vehicles in and around the village
- b) noise levels emanating from such proposed industrial units
- c) light pollution from exterior security lighting
- d) the provision of allotments seems spurious as most private gardens within the village are of a good size and any usage of proposed allotments is questioned
- e) car parking actually on the site which on the original planning application that converted the farm buildings into Classic Cars and Restoration limited the number of cars which were to be allowed to be parked outside the buildings

We also have questions about the proposal to alter access to the site. We wonder if this may impact on any future plans for the main arterial road (A64) and any possible widening schemes that may occur to this road.

We would like to draw to your attention:

NPPF Paragraph 11 [b(i)] which states,

the application of policies in this Framework that protect areas of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area

AND Paragraph 1 [b(ii)] which goes on to say

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

We would like to ask questions about any such development plan which is currently being used when applications for planning are considered within West Knapton village.

We hope our concerns will be taken into account.

Yours sincerely

Geoffrey Webster (Chair Scampston Parish Council)