



Mrs Carol Lyon  
Scampston Parish Council  
Cundill Cottage  
Scampston  
Malton  
North Yorkshire  
YO17 8NG

*Please see copy letter  
attached which we sent to  
Mr. Bonner on 23rd March 2021.*

7 December 2021

Dear Mrs Carol Lyon

<b>APPLICATION NO:</b>	<b>21/00271/MFUL</b>
<b>APPLICANT:</b>	<b>Mr N Szkiler (Classic And Sportscar Limited)</b>
<b>DESCRIPTION:</b>	<b>Erection of classic car storage and workshop building in connection with the expansion of existing classic car sales and restoration business, the alteration of 2no. existing buildings with infill extension to create additional showroom provision, landscaping and provision of new access and parking</b>
<b>LOCATION:</b>	<b>Premises Adjacent To Corner Farmhouse Poplars Lane West Knapton Malton North Yorkshire</b>
<b>EXPECTED DECISION LEVEL:</b>	<b>Committee Decision</b>

I refer to the recent consultation which I sent you in connection with the above planning application. Since then the application has been amended.

You can view the revisions on our website click on the attached link and input the planning application number and then search  
<http://planningregister.ryedale.gov.uk/caonline-applications/>

If you have any observations I should be pleased to receive them by the **28 December 2021**.

Yours faithfully

Karen Hood  
Planning Regulation Technical Support Manager

**ADDITIONAL AMENDMENTS**

- ☐ Amended layout
- ☐ Amended house type(s)
- ☐ Amended design
- ☐ Change in number of dwellings proposed
- ☒ Change of description of proposed development
- ☐ Change in site boundaries
- ☐ Other

New Description = "Erection of classic car storage and workshop building in connection with the expansion of existing classic car sales and restoration business, the alteration of 2no. existing buildings with infill extension to create additional showroom provision, landscaping and provision of new access and parking"

# SCAMPSTON PARISH COUNCIL

## 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 a 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)

