



Our Ref: AWID2387

Jill Thompson
Specialist (Place) Team
Ryedale District Council
Ryedale House
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Malton
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BY EMAIL

18th December 2017

Dear Jill

RE: Representations on behalf of Vellco Tyre Control regarding the Ryedale Local plan Sites Document and Local Plan Policies Map with particular regard to their site at Ropery Lane, Weaverthorpe.

In response to the consultation outlined above I hereby submit representations regarding the Vellco Tyre Control site at Ropery Lane, Weaverthorpe. I enclose a site location plan for reference. I would also like to register to be notified of all future consultations on the Local Plan.

Vellco Tyre Control Limited Vellco is a completely independent Casing Company, involved in the procurement, grading, sales, and purchase of casings across any tyre product types including car, van, truck, agricultural and industrial. They are an established local company that are looking to improve the efficiency of their existing Weaverthorpe site, their main operational site, in addition to sites at Hunmanby, Wold Newton and Burton Fleming. Their existing Weaverthorpe site is identified as an 'existing employment site' in relation to Local Plan Strategy SP6.

Vellco supply part worn casings of all types and sizes in varying quality grades to anywhere across the world and act for all major automotive companies such as Michelin. Different companies require different grade of tyre therefore the Weaverthorpe site receives these various tyres, sorts, grades and then redistributes to clients. As such it is imperative that the tyres can be appropriately stored.

At present the Weaverthorpe site is inefficient due to its layout that does not provide sufficient and appropriate storage space for the tyres or a one-way system for vehicle flow. The additional storage buildings will allow for the tyres to be stored in a more efficient manner and easily viewed and managed whilst also allowing for safer vehicle movements around the site following the introduction of a one-way system.

On that basis, and following positive pre-application feedback, a planning application has been submitted (ref 17/00685/MFUL) that proposes to redevelop what is a previously developed site for additional storage. The planning statement, location plan and proposed layout plan that accompanied this submission are provided with these representations as background information.

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Subject to additional information and reduction in scale, it is expected this development will be granted planning permission in the new year. On the basis of these proposals and the identified need for the development to retain local employment, the expanded Vellco site should be allocated for employment uses to complement the 'existing employment site' as already identified in the Local Plan.

It is also worth noting that Weaverthorpe Parish Council do not object to the proposed employment use of this site.

An amendment to the development limits and allocation of the site to the east of the existing employment site would allow for the continuation of the existing Vellco operations in Weaverthorpe to the benefit of the local economy and interests of sustainable development as it would avoid the need for a wholesale relocation to another site.

Such an allocation for employment would accord with adopted Local Plan policy SP6 and the identified need for additional employment sites contained within the background documents associated with the current consultation. Furthermore, the allocation of this site would help meet the aspirations of draft policies SP12 and SP13 that support new employment use and more importantly in this instance, the expansion of existing uses.

As stated at para 3.18 of the publication version;

'The previous development plan for Ryedale allocated expansion land for a small number of existing large employers who had, at the time, indicated that additional land was required to support the expansion plans of the businesses.'

AND

It should be noted that the Plan (Policy SP6 of the Local Plan Strategy) is generally supportive in principle of the release of land for the expansion of all existing major employers/established businesses should this be required and the fact that a particular company does not have expansion land space identified in this plan would not prevent their expansion in principle.

Whereas Vellco, may not be regarded as a 'large' employer, they are of sufficient scale to warrant the formal identification of the expansion of their site to allow the continued operations of their facility in Weaverthorpe in accordance with SP6 and should be subject to the restraint of the development limits policy SP1 and High Landscape Value policy SP13.

As highlighted in the enclosed planning statement, a number of technical documents have been submitted with the application that confirms there are no technical reasons why the site cannot be allocated for employment uses and the development limits changed accordingly.

The site is already within the development limits of Weaverthorpe and part of the site benefits from an extant permission for eight dwellings granted under planning application 12/00969/MFUL. It is also evident that the site has been previously developed as the remnants of previous buildings are still evident on the site. On that basis it is considered that the site's allocation for employment is wholly appropriate as it would allow for the sustainable expansion and continued operation of the existing employment site.

With regard to part of the site being within a wider Area of High Landscape Value, it is asserted that the site is of little landscape value as it is bound on three sides by existing residential and

commercial uses and has been previously developed and has recently been scraped or all vegetation and, as confirmed in the supporting ecology and tree reports prepared for the approved and current application, the site is not of high landscape value.

The development of this site for an employment use would also neatly round off the village envelope.

For the reasons outlined above it is requested the Vellco expansion site is allocated for employment to allow for the continued operation of this long-established family run local business.

Yours sincerely,

Andrew Windress

**Andrew Windress MA MRTPI
Director**



June 2017



Land to the rear of Rarey Farm, Main Road, Weavertorpe

**Planning Policy Statement
(including Statement of Community Involvement)
for a Full Planning Application
for the expansion of the existing Vellco Tyre Control facility and
construction of two storage buildings**

On behalf of

Vellco Tyre Control

Prepared by

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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared on behalf of Vellco Tyre Control to support a full planning application for the expansion of their existing facility at Weaverthorpe through the creation of two storage buildings on adjacent land.
- 1.2 This Statement describes the application site and Proposed Development before identifying and examining the policies and issues relevant to the application. In seeking to establish whether the proposed use is appropriate, particular regard has been had to the statutory development plan and the National Planning Policy Framework.
- 1.3 Vellco Tyre Control Limited Vellco is a completely independent Casing Company, involved in the procurement, grading, sales, and purchase of casings across any tyre product types including car, van, truck, agricultural and industrial. They are an established local company that are looking to improve the efficiency of their existing Weaverthorpe site, their main operational site, in addition to sites at Hunmanby, Wold Newton and Burton Fleming.
- 1.4 Vellco supply part worn casings of all types and sizes in varying quality grades to anywhere across the world and act for all major automotive companies such as Michelin. Different companies require different grade of tyre therefore the Weaverthorpe site receives these various tyres, sorts, grades and then redistributes to clients. As such it is imperative that the tyres can be appropriately stored.
- 1.5 At present the Weaverthorpe site is inefficient due to its layout that does not provide sufficient and appropriate storage space for the tyres or a one-way system for vehicle flow. The additional storage buildings will allow for the tyres to be stored in a more efficient manner and easily viewed and managed whilst also allowing for safer vehicle movements around the site following the introduction of a one way system.
- 1.6 Prior to purchasing the site Vellco contacted Ryedale District Council Planning Officer Rachel Smith to discuss the proposed expansion as Rachel had previously considered a residential planning application on the application site, known as Land Rear of Rarey Farm. Rachel indicated support for the principle of the extension as it would allow an established employment use to be retained in the district. Further pre-application engagement took place with Gary Housden (Head of Planning and Housing) who advised a public consultation event be held and highlighted the key issues as being residential amenity and highways implications.

2.0 Site Description

- 2.1 The application site measures approximately 3.4 hectares and is situated to the east of the existing Vellco facility. Rarey Farm is located to the north whilst the dwellings on Rarey Drive are located to the east.
- 2.2 Across the site are the concrete slabs of buildings and structures that were previously located on the site.
- 2.3 The existing Vellco site is accessed from Ropery Lane. The existing buildings on this site equate to some 5,535sqm.
- 2.4 The site is not allocated as part of the adopted development plan but is partially located within the Development Limits of Weaverthorpe and the Wolds Area of High Landscape Value.

3.0 Planning History

- 3.1 Part of the site benefits from an extant permission for eight dwellings granted under planning application 12/00969/MFUL. The dwellings were accessed via a new road off Main Road and were located on the northern part of the application site.

4.0 The Proposed Development

- 4.1 It is proposed to utilise the site for the storage and distribution of tyres by Vellco Tyre Control. The tyres will be new and part worn tyres that will be stored on the site for an unspecified length of time until they are required to be transported to other locations within and outside of the UK where they will be fitted onto vehicles or recycled. Both car and large commercial vehicle tyres will be stored on site.
- 4.2 The new tyres will be stored within two storage buildings that are proposed on the site. Building A is located centrally on the application site and building B follows the north, east and south boundaries. Building A provides 2,000sqm of storage space and building B provides 5,708 sqm.
- 4.3 A new one-way vehicular circulation route is proposed for the whole site and parking is increased from 36 to 41 spaces (including 2 disabled) and provided in a more ordered and safe manner.
- 4.4 It is anticipated the proposals will result in an increase in staff numbers at the site from 50 to 58.
- 4.5 The proposal include space for a fire tender to access the rear of building B.
- 4.6 The operating hours at the new site will be 8am-6pm Monday to Friday with some occasional opening between 8am-1pm on Saturdays. There would not be any operations associated with the new storage buildings outside of these hours. However, it is acknowledged that on the existing Vellco site some delivery vehicles will leave the site outside these hours subject to the distance they are travelling to deliver the tyres (the tyres being delivered will have already been placed in the vehicle during normal working hours with only the vehicle movement taking place outside of normal working hours).

Planning Policy Review

National Planning Policy Framework

5.1 The National Planning Policy Framework (“NPPF”) was published in March 2012 and replaces the majority of all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.

5.2 The NPPF is clear there should be a presumption in favour of sustainable development where there is no conflict with the development plan.

5.3 Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. It advises at paragraph 7 that:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;**
- **A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and**
- **An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”**

5.4 Paragraph 8 advises these three dimensions cannot be considered in isolation. It states:

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

5.5 Paragraph 14 sets out the Government’s commitment to supporting sustainable development. In relation to decision taking, it states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- **Local planning authorities should positively seek opportunities to meet the development needs of their area;**
- **Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:**
 - **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; or**
 - **Specific policies in this Framework indicate development should be restricted.**

For decision taking this means:

- **Approving development proposals that accord with the development plan without delay; and**
- **Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:**
 - **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; or**
 - **Specific policies in this Framework indicate development should be restricted.”**

5.6 The NPPF sets out 12 key principles which planning should seek to adhere to. These include:

- **proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;**
- **promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);**
- **support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);**

- 5.7 The NPPF sets out guidance in relation to differing themes, with the rural economy theme being particularly relevant to the Proposed Development.
- 5.8 Section 3, 'Supporting a prosperous rural economy' states planning policies should support economic growth in rural areas in order to create jobs and prosperity. It goes on to state plans should:
- **Support the sustainable growth and expansion of all types of business and enterprise in rural areas.**
- 5.9 Finally, the NPPF states that from the date of the document's publication, decision makers may continue to give full weight to relevant policies adopted since 2004 (paragraph 214) and in accordance with the Planning and Compulsory Purchase Act 2004 even if there is a limited degree of conflict with the framework.
- 5.10 The NPPF states in other cases, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In addition to this, the NPPF states weight can also be given to policies in emerging plans according to their stage of preparation and the more advanced the plan, the greater the weight.

Statutory Development Plan

- 5.11 The Development Plan consists of the saved policies of the Ryedale Local Plan (adopted 2002) and the Local Plan Strategy.
- 5.12 There are no saved policies from the 2002 Local Plan relevant to this proposal.
- 5.13 The Local Plan Strategy sets out the long-term vision, objectives and strategy to guide development in the 15 years from 2012. The Strategy states that:

The purpose of the Ryedale Plan is to encourage new development and to manage future growth whilst ensuring that change across the District is based on a presumption in favour of sustainable development. The Ryedale Plan will help to support the delivery of new homes, jobs and shops to address the needs of local communities...

- 5.14 Local Plan Strategy sets out three aims with Aim 1 being:

To create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale.

- 5.15 Section 5 refers to the Economy and confirms the importance of the rural economy. At paragraph 5.4 it states:

This Plan looks to support staple sectors of the economy such as manufacturing, tourism and agriculture whilst seeking to provide a step change in diversifying and modernising the economy.

5.16 Relevant policies from the Local Plan Strategy include:

- Policy SP1 - General Location of Development and Settlement Hierarchy. With regard to 'all other villages', SP1 states, 'development will be restricted to that which is necessary to support a sustainable, vibrant and healthy rural economy and communities'
- Policy SP6 - Delivery and Distributing of Employment Land and Premises. SP6 confirms that new within the villages land and buildings for employment will be supported on sites in and adjacent to development limits. SP6 goes on to state:

Proposals for new employment development and in particular Use Classes B2 (general industrial) and B8 (storage and distribution) uses on unallocated sites, will be supported in line with the sources table set out above and which:

- **Are of an appropriate scale to their surroundings having regard to their visual impact**
 - **Are capable of achieving suitable highway and access arrangements commensurate with the nature of their use, without an unacceptable impact**
 - **Satisfy the provisions of Policies SP12, SP17 and SP18**
- Policy SP16 – Design. This policy promotes good design.
 -
 - Policy SP17 - Managing Air Quality, Land and Water Resource. This policy highlights the need avoid any increase in flood risk. This submitted FRA confirms there is no risk.
 - Policy SP19 - Presumption in Favour of Sustainable Development. This policy largely reflects the presumptions outlined in the NPPF and states the council will:

'always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area'.
 - Policy SP20 - Generic Development Management Issues. This policy highlights the need to respect local character, residential amenity and the need for safe vehicle management.

6.0 Planning Assessment

- 6.1 This Chapter considers the principle of the Proposed Development and an assessment against relevant policy requirements.
- 6.2 As highlighted above Vellco Tyre Control is a local company with further existing operations in Burton Fleming, Hunmanby and Wold Newton and the expansion of the Weaverthorpe site is required to allow for the improvement in the efficiency of this site, their main site. The inefficiencies of the current Weaverthorpe site are putting a strain on the business as it is not possible to appropriately store, manage, and redistribute the tyres therefore additional on-site work is required to constantly keep moving the tyres around in order to gain access to those tyres that are needed on any particular day. This generates additional work including increased management and forklift truck movements and is therefore done at an increased cost to the business. By increasing the amount of storage buildings at the Weaverthorpe site it will allow for the tyres to be stored in a more appropriate and accessible manner and therefore allow for the continued success of the business at this site.
- 6.3 Without the expansion and additional storage facilities Vellco may have to look to relocate to a larger more typical industrial site outside of the district. Being a local and family run business, this is something the company would like to avoid and have therefore purchased the additional land in order to allow for the expansion of the existing facility.
- 6.4 Prior to purchasing the site Vellco contacted Ryedale District Council Planning Officer Rachel Smith to discuss the proposed expansion as Rachel had previously considered a residential planning application on the application site, known as Land Rear of Rarey Farm. Rachel indicated support for the principle of the extension as it would allow an established employment use to be retained in the district.
- 6.5 The proposal will not only ensure the long term success of an established business at Weaverthorpe but is also expected to generate eight additional jobs increasing the number of employees at this site from 50 to 58.
- 6.6 The proposed application is therefore considered to be wholly compliant with the aims and objectives of section 3 of the NPPF that relates to 'Supporting a prosperous rural economy'. The proposed development will support economic growth and create jobs and prosperity and will meet the first key bullet point in section 3 that states LPAs should:

Support the sustainable growth and expansion of all types of business and enterprise in rural areas.

- 6.7 Whereas the proposals will increase staff numbers and expand the area of operations, it is stressed that these proposals are required to improve efficiency of the site and are not a requirement to enable major increase in activity at the site. This can be highlighted by the fact that Vellco are restricted to the tonnage of tyres they can store at the site by the Environment Agency. That limit is 2,500 tonnes and at present they have

around 2,100 tonnes therefore it is evident a significant increase is not possible.

- 6.8 In assessing the proposal against the adopted development plan, the following comments are made.
- 6.9 As highlighted above, the Local Plan Strategy clearly identifies a need to **'create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale'**. The expansion of the existing Vellco facility to allow for the continued operations of this local business will clearly accord with this primary aim.
- 6.10 Throughout the Local Plan Strategy the document stresses the need to support local employment and local businesses and identifies a need for additional employment land therefore this proposal accords with one of the main aspirations of the council.
- 6.11 One of the key policies to be considered is policy SP6 that refers to the distribution and sources of development. This policy is a positive policy that confirms, in villages such as Weaverthorpe, new employment land and buildings on sites in and adjacent to development limits can be supported. In this instance part of the site is within the development limits and benefits from an extant permission for residential development whilst part is outside the development limits and has long since been an unkempt piece of land that does not have any landscape value. On that basis and in light of the positive approach to the expansion of employment uses, it is considered the principle of development is acceptable and in accordance with the 'sources table' of this policy.
- 6.12 Policy SP6 goes on to state **new employment development and in particular Use Classes B2 (general industrial) and B8 (storage and distribution) uses on unallocated sites, will be supported in line with the sources table set out above and which:**
- **Are of an appropriate scale to their surroundings having regard to their visual impact**
 - **Are capable of achieving suitable highway and access arrangements commensurate with the nature of their use, without an unacceptable impact**
 - **Satisfy the provisions of Policies SP12, SP17 and SP18**
- 6.13 Paragraph 6.8 above confirms the proposal accords with the sources table. With regard to the three criteria:
- As discussed in more detail below and in the DAS, the buildings will be of a simple design reflective of other modern agricultural storage buildings and is considered appropriate in this landscape. Significant new planting is proposed to further soften the visual impact of the buildings.
 - As highlighted in the Transport Statement, the highway and access arrangements are improved following the introduction of a new one way system that will remove the current need for vehicles to reverse around the site and sometimes on to Ropery Lane. The proposals

also improve the parking provision at the site to the benefit of safety and to reduce the potential for on-street parking.

- Due to the scale of the building, site layout and proposed landscaping there will be no adverse impact on heritage buildings including the Grade II Listed Rarey Farm (SP12). Much of the proposal reuses previously developed land/land which benefits from an extant consent for housing. As confirmed in the FRA, the proposals raises no flooding concerns and the use of soakaways is promoted. Air quality may be improved as the reversing manoeuvres that currently take place at the site will be largely removed for more efficient vehicular circulation. (SP17). The proposal is clearly a sustainable development as it will allow for the continued economic success of a local business and allow that business to expand seamlessly onto an adjacent site rather than undertake a wholesale relocation.

- 6.14 Furthermore, the development of this land for an important employment use would more appropriately 'round off' the development boundary of Weaverthorpe and It should be borne in mind that the Local Plan will review the defined development limits and amend where appropriate. It is therefore considered that there is ample opportunity to amend the development limits to regularise the future position should permission for the proposed development be granted and the council consider this necessary.
- 6.15 On the basis of the above it is considered the principle of the proposed development accords with adopted national and local policy and should be supported.
- 6.16 Further considerations raised in the relevant adopted policies, include the impact on the amenity of the area, highways considerations and the character and appearance of the area.
- 6.17 In terms of amenity, the building have been set a significant distance in from the boundaries with adjacent properties and as can be seen from the submitted drawings building B is 31m from dwellings on Rarey Drive and 13m from their rear boundaries. These distances exceed those that are normally accepted in conventional housing layouts and would be in relation to an eaves height of a new building of just 5m. Between building B and the existing residential properties on Rarey Drive and Main Road would be a significant landscape buffer that will incorporate both trees and bushes. This landscaping will soften the impact on the neighbouring properties and give an attractive verdant outlook. In addition, the existing boundary fence that is failing in some areas will be repaired where necessary.
- 6.18 Due to the distances involved it is considered there will not be any significantly adverse overshadowing from the buildings whilst the new landscaping will provide an attractive outlook and enhanced amenity for the adjacent residents.
- 6.19 A noise assessment has been carried out to fully appreciate the impact on residential amenity in terms of noise. Despite the operation moving closer to the residential properties, the noise assessment and tests referred to therein confirm that noise at the residential properties will actually reduce following the construction of the buildings as they provide a stronger buffer than is currently at the existing site. On that basis the impact on residential amenity

is improved. Due to an improvement in the site's efficiency (less need to keep moving tyres around) and reduction in need for reversing manoeuvres, it is envisaged there will be fewer vehicle movements at the site and therefore less noise.

- 6.20 The ecology survey confirms the site is of low value and the existing ash trees that are the only features to have any potential for bats will be retained to provide an attractive feature in the centre of the site.
- 6.21 Parking is to be increased and provided in a more ordered and safe manner at the site to further improve the overall operation. The new one-way loop system will also improve safety at the site and make it easier for vehicles to enter and depart the site to the benefit of adjacent land owners.
- 6.22 It is envisaged the use of soakaways will ensure the site is satisfactorily drained without impacting on adjacent sites. Full details are provided in the FRA.
- 6.23 As highlighted throughout this statement there are no adverse impacts associated with the proposed development that outweigh the benefits of reusing this site therefore it is requested the application be approved.

7.0 Statement of Community Involvement

- 7.1 Community involvement forms an increasingly important component of the planning process and has a key role to play in delivering the Government's objectives for sustainable development. In particular, paragraph 66 of the National Planning Policy Framework (NPPF) sets out the importance of community consultation. Paragraph 66 states:-

“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked upon more favourably.”

- 7.2 In order to ensure the local community were aware of the proposals and could influence the development proposed, a public consultation event was held with the proposals being presented to the Weaverthorpe Parish Council meeting in March 2017. Letters were sent to residents and business adjacent to the site informing them of the presentation and approximately 30 people attended the Parish Council meeting. The meeting was also attended by the local councillor who had been informed of the presentation.

- 7.3 The plans were generally well-received and some of the comments raised are highlighted below, with a brief response where appropriate. Residents were invited to provide further written comment following the meeting and two additional letters were received.

- What will the hours of use be? *See paragraph 4.6 above.*
- What lighting will there be? *It is expected the new buildings will just have motion sensor downlighting.*
- What's happening to the bungalow? *There are no plans to develop the bungalow at this time and this does not form part of the application site.*
- What drainage is proposed? *Soakaways are proposed, please see the FRA for full details.*
- Can the buildings be brought in from the boundary? *The buildings are already 13m from the boundary and typically 31m from the dwellings on Rarey Drive and this is considered appropriate. The vehicle manoeuvring could be compromised if the buildings were brought closer together.*
- *Could a sedum roof and solar panels be incorporated? These have been considered by the architect and applicant but are not viable or appropriate on buildings such as these.*
- Would there be any issue regarding noise and vibration? *As confirmed the by Noise Impact Assessment, the noise from the site would be reduced and there are no vibration concerns.*
- Can delivery drivers be managed more closely when driving through the village? *Vellco have confirmed they regularly liaise with delivery drivers (both their own employees and others companies) to ensure the impact on the village is kept to a minimum.*

- 7.4 Residents were asked to comment if they would prefer trees, trees and bushes or no landscaping to the boundaries. Residents have not formally

commented on this matter therefore the landscaping indicated in the presentation has been retained but can be amended if necessary.

- 7.5 Vellco have adopted a rational approach to undertaking consultation with the local community prior to the submission of the full planning application for this development. In doing so, the applicant has ensured the local community have had the opportunity to understand the proposals and provide comment if necessary.

8.0 Conclusions

- 8.1 This Planning Policy Statement has been prepared on behalf of Vellco Tyre Control to support a full planning application for the expansion of operations and new B8 storage buildings at their existing facility in Weaverthorpe.
- 8.2 The proposals will allow for improved efficiency at their Weaverthorpe site and therefore ensure the long term success of Vellco in the area and give them the security to continue their operations at this site. The proposals have been consulted on locally and the design has been prepared to respect the character of the area and residents amenity.
- 8.3 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.



All site dimensions shall be verified by the contractor on site prior to work commencing

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NOTES

Rev B	Boundary amended	31.05.17	(RVO)
Rev A	Plan amended to show with	10.05.17	(RVO)
01	Details of foundation	DATE	Initials/sign



PLANNING

PROJECT: VELLOCO TYRE CONTROL
ROPERY LANE
WENTWORTHPE

TITLE: EXISTING PLAN & SITE BOUNDARIES

DRAWING NO: 1702 PL 02 B
BY/CHECKED: RV DATE: APR 2017

SCALE: 1:1500 or 1:1000 @ A3

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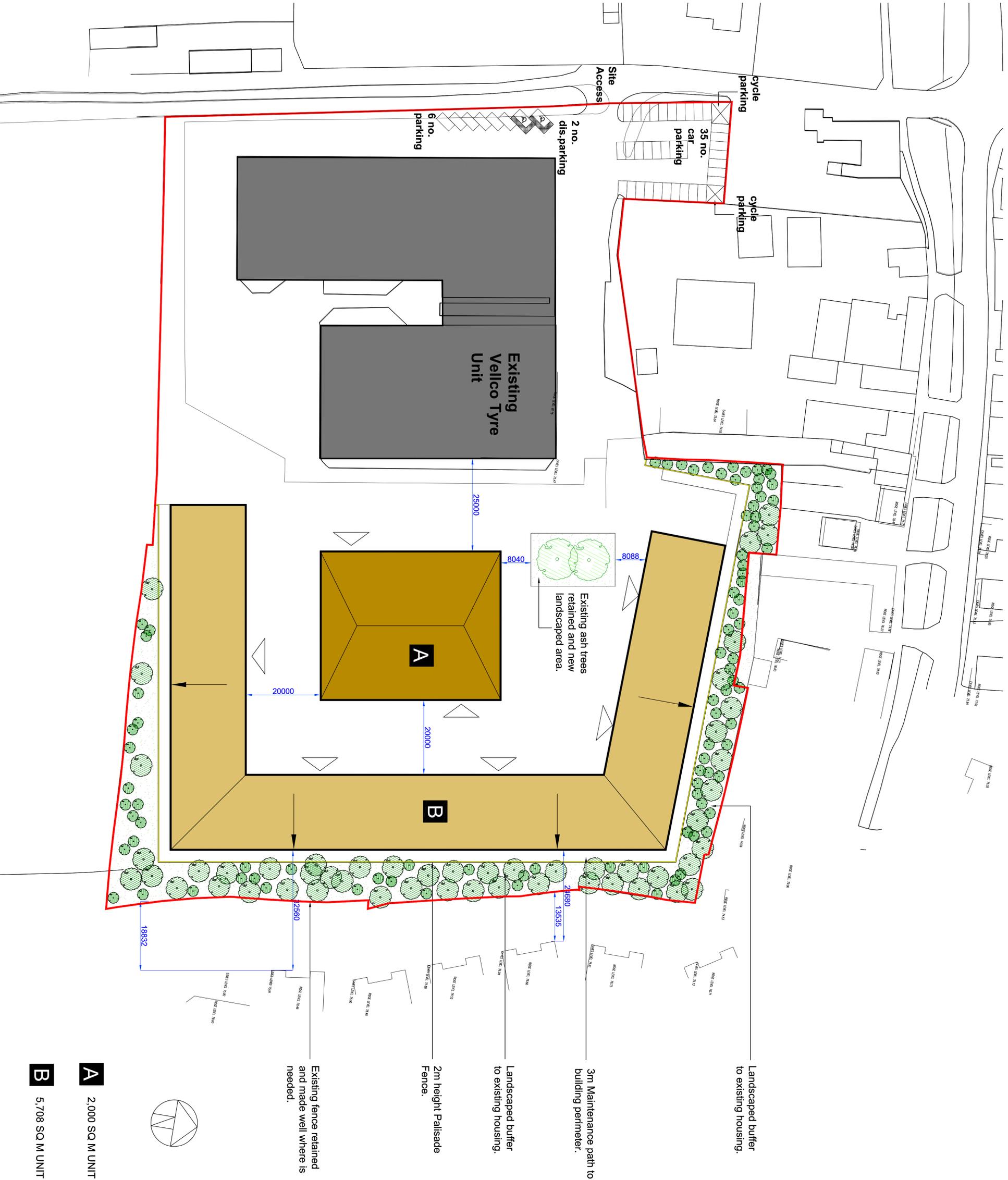
All site dimensions shall be verified by the contractor on site prior to work commencing.

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Only work to written dimensions.

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NOTES



Rev	Description	Date	By	Check
Rev D	Boundary amended	31.05.17	(N)	(N)
Rev C	Modifications to base with comments	15.05.17	(N)	(N)
Rev B	Modifications to base with comments	10.05.17	(N)	(N)
Rev A	Modifications to base with comments	19.04.17	(N)	(N)
01	Details of Revision	Date	Initials/Sign	



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PLANNING

PROJECT: VELCO TYRE CONTROL
ROBERT LANE
WIMBORNE

TITLE: PROPOSED SITE LAYOUT

DRAWING NO: 1702 PL 03 D

BY/CHECKED: DPE DATE: APR 2017

SCALE: 0/1: 1:500 or 1:1000 @A3

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