



Our Ref: AWID2387

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**BY EMAIL**

18<sup>th</sup> 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**

