

# **RYEDALE DISTRICT COUNCIL**

## **TOWN & COUNTRY PLANNING ACT 1990**

### **FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT**

**RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:**

**Application No:** 19/00252/FUL

**Proposal:** Change of use of Highways Depot (sui generis) to a mixed use of B1, B2 and B8 Uses as listed on the Building Schedule on Drawing No. KWL/093/02/02 Rev.A Proposed Block Plan & Location Plan together with removal of 8 no. temporary buildings as listed, the re-positioning of 2 no. portable buildings and formation of additional parking spaces

**at:** North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

**for:** Mr Kevin Linfoot

**Decision Date:** 13 November 2019

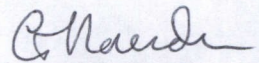
#### **REASON(S)**

- 01 The site is in close proximity to existing residential uses and noise from the proposed B2 use is likely to have an adverse impact on the amenity of the occupiers of residential properties in the locality. Insufficient information has been provided to demonstrate that the noise generated by the proposed B2 use can be satisfactorily mitigated in order to protect the residential amenity of the occupiers of nearby dwellings. The proposal is therefore contrary to Policy SP20 of the Local Plan Strategy.
- 02 The Local Planning Authority considers that the public highway leading to the site is by reason of poor junction alignment, insufficient width and lack of footways, considered to be unsuitable for the increase in heavy traffic which is likely to be generated by this proposal without serious damage to the carriageway and verges of the highway and consequential loss in amenity and to the detriment of the free flow of traffic and highway safety. The proposal is therefore contrary to Policy SP20 of the Local Plan Strategy.

Mr Kevin Linfoot  
C/O Mr Peter Redman (The Planning & Design Associates)  
The Chicory Barn  
Moor Lane  
Stamford Bridge  
YO41 1HU

*Positive and Proactive Statement*

*The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.*



HEAD OF PLANNING