

Development of Sylatech, Land East Of West Lund Lane Kirkbymoorside

21/00518/MOUT | Hybrid Planning Application comprising 1) Application for full planning permission for the erection of a commercial building for the immediate expansion of Sylatech (Phase 1), together with the reorganisation of the existing car park, formation of new access from West Lund Lane, parking and landscaping. 2) Full planning permission for the erection of 67no. dwellings comprising 11no. four bedroom dwellings, 42no. three bedroom dwellings and 14no. two bedroom dwellings, together with new access from West Lund Lane and associated parking, landscaping and drainage works. 3) Outline planning permission for the extension of the first phase building (Phase 2) with further commercial development to the East of West Lund Lane (Phase 3). Approval sought for access only. 4) Full planning permission for works to West Lund Lane and the former railway bridge. | Land East Of West Lund Lane Kirkbymoorside

<https://planningregister.ryedale.gov.uk/caonline-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QQ4B8GNO01500>

Minute 20145 of the Ordinary meeting of Kirkbymoorside Town Council dated 21 December 2020

Planning – Agenda item 11.e. Proposed development of Sylatech and associated land at West Lund Lane

- I. The Public Consultation document was **received**.
- II. Correspondence received in response to the consultation was **noted**.

A summary of concerns by members of the public was recorded as follows:

Not in line with Ryedale Plan: The Ryedale Plan identifies the land east of West Lund Lane for expansion of existing industry only. There is no allocation of land for residential development at this location and the strip of land west of Ings Lane and north of Gawtersike Lane is outside of the development limit.

Timing and scope of the consultation: The consultation document has been circulated to a limited number of Kirkbymoorside residents and the consultation period is only three weeks over the Christmas period with a deadline of 2 January 2021 for responses.

Insufficient infrastructure to support a further expansion to the local population: There is concern that the local services particularly the Doctors Surgery, Dental Surgery and Primary School and the nearest secondary school will not be able to cope as they are already at capacity. The absence of banks in Kirkbymoorside means that the Post Office is the only banking facility.

Traffic concerns:

- i. Extra traffic will increase pollution, congestion and intensify the demand for parking spaces which is already insufficient in the town.
- ii. There will be a significant increase in traffic movement on West Lund Lane which is not designed to facilitate the access of heavy levels of traffic and commercial HGV vehicles particularly as the road has a bottle neck at the bridge.
- iii. Increased congestion of vehicles joining the A170
- iv. Increased congestion at the A170 roundabout with the ingress and egress of commercial vehicles from Ings Lane
- v. Obstructions caused by additional vehicles parking on the road in West Lund Lane due to inadequate parking.
- vi. Impact that additional traffic on West Lund Lane would have on the recreational value of this lane which is enjoyed as a quiet and safe space for exercise. The route linking West Lund Lane,

Gawtersike Lane and Ings Lane offers easy access to country walks and valuable open space for nearby residents, which would be detrimentally impacted by the development.

Environmental impact:

A Ryedale District Council local background paper from 2017 states that the current Sylatech site (454) "has a presence of Great Crested Newts" which were identified within 100m of the proposed residential development. Owls, bats and other birds of prey are often spotted around the site and their habitat would be affected.

The proposal indicates there will be a tree line removed where the under-ground power lines will be placed. Removal will result in a loss of habitat for wildlife and an increase in noise and visibility of the industrial facility to the neighbouring houses.

Ings (Ings Lane) means marshland or water meadow. The field and gardens in the area can suffer from a lot of standing water especially in the winter months. Development and the associated increase of impermeable ground surface area will exacerbate this issue.

Residential issues:

There is no need for additional residential development in Kirkbymoorside particularly as there are already three sites within the town that are either in the process of development or earmarked for development: Manor Woods, Land of Westfields 225 dwellings comprising, 44 no. 4 bedroom, 119 no. 3 bedroom and 51 no. 2 bedroom dwellings and 20 no. 1 bedroom; Wains Field 32 dwellings comprising 2no. two bedroom dwellings, 12no. 3 bedroom dwellings and 18no. four bedroom dwellings; Land off Swineheard Lane is earmarked for residential development (number of houses to be confirmed, approx. 30 – 45).

There are security and privacy concerns for the properties immediately adjacent to the proposed public footpath.

Whilst residents are concerned about the residential development support is made for expansion of Sylatech with the offer of additional employment opportunities. However there is concern that Phase 3 of the proposed expansion will result in an increase in air and noise pollution that will be to the detriment on the environment and might affect the property values neighbouring properties.