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CHARTERED SURVEYORS AND TOWN PLANNERS
PROJECT DESIGN AND MANAGEMENT

8306/FW/HMR/0203

3rd March 2008

David Johns
Minerals & Waste Planning
Development and Countryside Service
County Hall
Northalierton
North Yorkshire DL7 8AH

Dear Mr Johns

OBJECTION TO PLANNING APPLICATION - NY/2007/0331/ENV - PLANNING APPLICATION FOR THE PURPOSES OF THE CHANGE OF USE OF WAREHOUSE AND ADJOINING LAND TO AN ENERGY FROM WASTE FACILITY, WITH STORAGE OF WASTE AND GASIFICATION OVENS WITHIN THE BUILDING AND A COMBINED HEAT AND POWER PLANT, INCLUDING AN 18 M HIGH CHIMNEY STACK ON LAND AT UNIT 86, MARSTON MOOR BUSINESS PARK, TOCKWITH

Further to my letter and objection document, dated 18 February 2008, sent on behalf of the Tockwith Residents Association I wish to make the following addition supporting the grounds for refusal of planning application no. NY/2007/0331/ENV.

The consultation paper on PPS4 Planning for Sustainable Economic Development, dated December 2007, states in paragraph 24 that local authorities should 'separate certain types of industry or infrastructure from sensitive land uses where they are detrimental to amenity, a potential source of pollution or an accident hazard. They should also consider the potential impact of permitting additional development near to existing businesses, especially sites handling hazardous materials'.

The Statement states in paragraph 25 that local planning authorities should 'take a constructive approach to changes of use where there is no likelihood of demonstrable harm' and later in paragraph 29 states that they should 'consider proposals favourably unless there is a good reason to believe that the economic, social and / or environmental costs of development are likely to outweigh the benefits. Where development is in accordance with the plan it should normally be approved'.

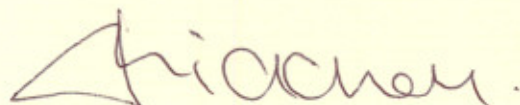
Whilst this guidance is at its consultation phase it is at such as advanced stage that it must be considered relevant. The application clearly cannot be considered favourably in relation to its economic, social and environmental impacts and the processes must be separated from the majority of unrelated businesses at Marston Moor Business Park.

The current PPG 4 Industrial, Commercial Development and Small Firms also states that planning authorities must 'consider carefully whether particular proposals for new development may be incompatible with existing industrial and commercial activities. The juxtaposition of incompatible uses can cause problems for the occupiers both of the new and of the existing development'.

The fact that the proposal is associated with an existing hazardous waste facility should not be considered relevant in respect of this guidance.

Please be aware that Policy 5/9 referred to in the objection document should read Policy 5/10 relating to the incineration of waste in the North Yorkshire Waste Local Plan.

Yours sincerely
THE LAND AND DEVELOPMENT PRACTICE

A handwritten signature in dark ink, appearing to read 'Frances Wickham', with a stylized initial 'F'.

Frances Wickham