

Warehouse and Haulage Yard, Nun Monkton

Planning Note

The original planning consent for commercial use is authorised by a planning consent dated 19/8/86 ref 6.104.40.A.PA.

The defined use was *"use of the buildings for commercial storage, use of adjacent land as a lorry park and retention of office buildings"*

The conditions confirmed the use of the office building and stated that no other buildings were authorised by the consent. Storage and haulage were limited to agricultural use, external storage was prohibited other than for pallets stacked no more than 2.5m high. Other conditions related to prohibiting the use of powered vehicle maintenance machinery, upgrading the access and surface water drainage.

The buildings described in the sales particulars as Workshops 1 & 3 are shown on the plan which accompanied the planning application. A Portakabin office is shown at the west end of Workshop 3.

Planning consent was granted in 18/4/2000, ref 6.104.40.D.FUL for *"a change of use from agricultural land and retention of hardstanding"*

This related to an additional strip of land measuring 10m x 70m along the northern side of the existing yard.

Copies of both consents are available on request.

We understand that the existing offices have been in their current location for over 20 years and that the static home and the caravan which preceded it, have been in the same location for a similar time. As far as we are aware the static home has only been used as living accommodation in connection with the adjoining business.

Any queries relating to the existing uses on the site or the potential for further development either by expanding the existing commercial use or utilising Permitted Development Rights to pursue a change of use, should be addressed to Harrogate District Council, preferably through a planning consultant who will be able to advise on the acceptability of proposals within current planning policy.

We are happy to recommend a Chartered Planning Consultant who can assist in this matter;

We will not be able to recommend a conditional offer unless such offer is accompanied by a letter from a Planning Consultant or Architect detailing the proposed use and any planning policies supporting such a use.

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