

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 09/00369/FUL
Parish: Wombledon Parish Council
Appn. Type: Full Application
Applicant: Mr R Smallwood
Proposal: The cessation of all residential occupation, car/scrap storage and all other industrial/storage processes, the demolition of all existing buildings and structures and the removal from the site of all subsequent materials including those associated with the car/scrap storage to facilitate the erection of one, five-bedroom dwelling with integral garage and the provision of a domestic curtilage
Location: Former WAAF Site Wombledon Aerodrome Common Lane Wombledon York YO62 7RR

Registration Date: 21 May 2009 **8/13 Week Expiry Date:** 16 July 2009
Case Officer: Judith Vokes **Ext:** 329

CONSULTATIONS:

Yorkshire Water Services	No objection - recommend conditions
Environmental Health Officer	Recommend Conditions
Countryside Officer	Requests further information
Parish Council	Object
Highways North Yorkshire	No views received to date

Neighbour responses: Mr & Mrs C C J Bellamy, Mr T Rooke,
Overall Expiry Date: 4 March 2010

This planning application was deferred from the February Planning Committee in order to allow Members to undertake a site visit.

The site visit took place on 2nd March 2010. The planning application is now brought back before the Planning Committee for formal determination.

At the site meeting, it was noted by officers that Members raised concern in relation to the visual impact of the proposed dwelling. As such, officers have suggested to the applicant's agent that they give consideration to reducing the overall height of the dwelling, potentially by reducing the building pitch. Members will be updated on this matter by officers at the meeting.

The Officer report to the February meeting is appended. The Officer recommendation remains as one of conditional approval.

RECOMMENDATION: **Approval**

Background Papers:

PLANNING COMMITTEE

16 March 2010

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
PPS1 - Delivery Sustainable Development 2005
PPS3 - 'Housing' 2006
PPS7 - Sustainable Development in Rural Areas
PPS9 - Biodiversity and Geological Conservation
PPG18 - 'Enforcing Planning Control' 1991
PPS23 - Planning and Pollution Control
Responses from consultees and interested parties