

# WEBSTER ASSOCIATES

TOWN PLANNERS, DEVELOPMENT CONSULTANTS, LAND AGENTS

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14th September 2017

Mr Alan Hunter  
Development Management  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

Re: Planning app. 17/00567/FUL

Dear Mr Hunter,

**Re: Erection of 9 holiday lodges, associated parking facilities and vehicular access  
Land off Moorfields Lane, Wombledon, Kirbymoorside**

I refer to the Planning Committee site visit that was held on 12<sup>th</sup> September, during which Councillors suggested that the existing field entrance from the private road may be a better solution to access the site than that proposed in the planning application submission.

I have now prepared a revised site layout using the existing field entrance and enclose a copy of the drawing (ref. W-WG -1.1 - Rev B). Due to the additional turning head and associated increase in gravelled hard surface, neither myself nor my client consider this to be a better design solution than the original layout submitted as part of the planning application. Accordingly we would like the application to be determined on the basis of the original drawing ref. W-WG -1.1 - Rev A.

The applicant has stated that the existing field entrance will be planted with hedging and trees to match the existing boundary treatment, and that he is agreeable to this being conditioned as part of any planning approval.

I would be grateful if this information could be conveyed to Councillors before or during the next Planning Committee meeting. Please note that should Councillors still prefer the access to be through the existing field entrance, the applicant will go with their wishes.

The applicant would also like to make Councillors aware that the proposed access into the site is in excess of 50 metres in from the Moorfield Road entrance, something that was commented on during the site visit.

Yours sincerely

Peter Webster

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