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LPA Ref. 12/00884/MFUL

Mr. Shaun Robson  
Development Manager  
Development Management  
Ryedale District Council  
Old Malton Road  
Malton  
North Yorkshire  
YO17 7HH

16<sup>th</sup> December 2013

Dear Mr. Robson

Re. Proposed Change of Use Teasdale Potato Store Hungerhill Lane  
Wombledon Airfield North Yorkshire

Further to our recent discussions I write to confirm that the proposed lorry routing referred to in the submitted Section 106 Agreement is as shown in red on the attached map extract which you supplied for my use now marked "Plan A". This route is as set out in the e.mail from James Kennedy [North Yorkshire County Council Highways Department] dated 3<sup>rd</sup> October 2013 , and runs from the A170 to the application site via Back Lane , Flatts Lane , Wash Back Lane and Hungerhill Lane .

I trust that the outstanding legal agreement can now be progressed and this planning application can be reported back to the Planning Committee for determination in the near future .

With regard to the further requirement by NYCC Highways for the provision of a 2.4m by 160m visibility splay , this will be provided , with replacement hedging planted 1m behind the visibility splay . These details are shown on the attached 1:2500 site plan edged in red and blue , and on t



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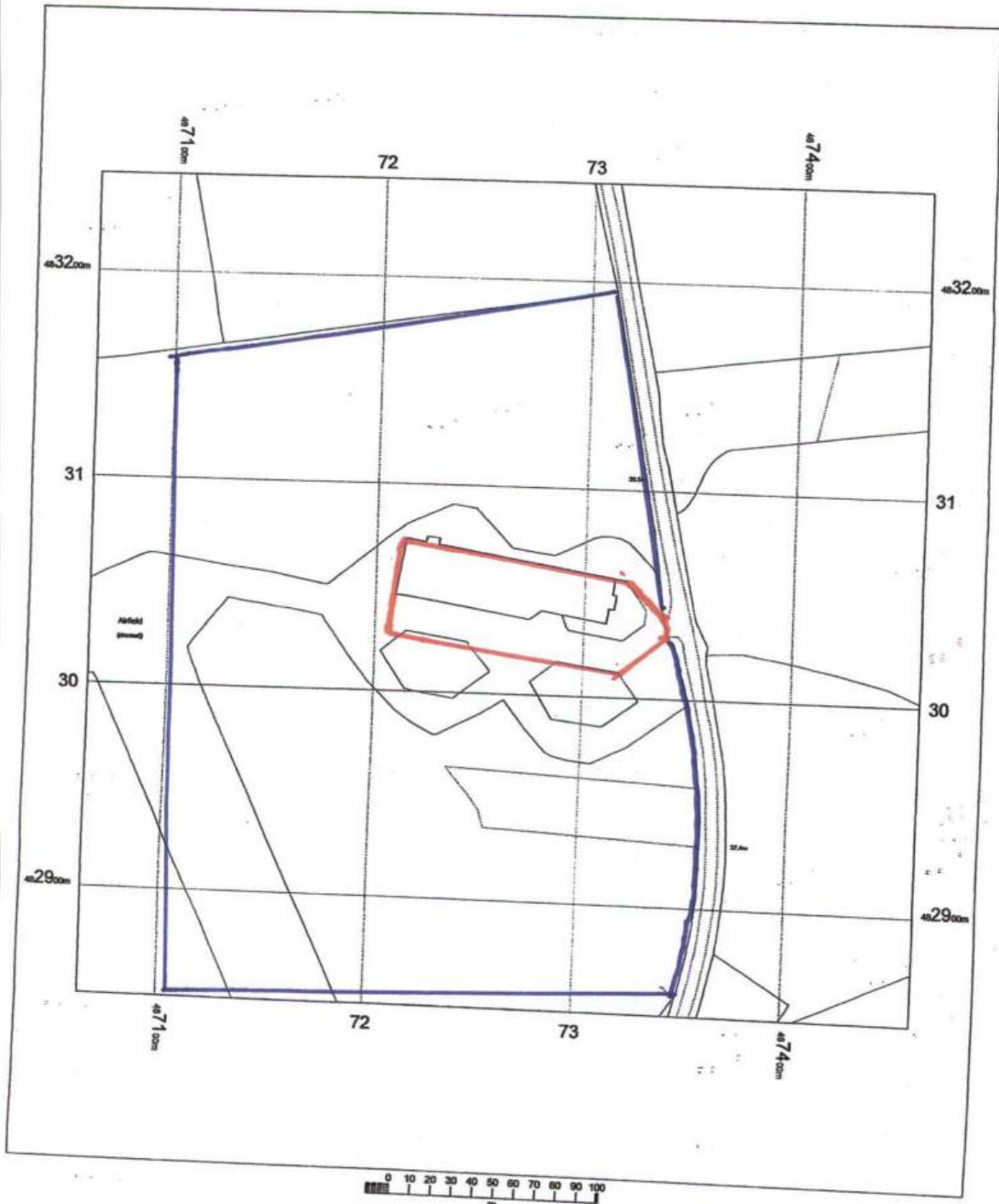
the attached drawing no. 2013/14/425 . I assume that any grant of planning permission will be conditioned accordingly .

Your report to the Planning Committee dated 12<sup>th</sup> February 2013 stated that “ In terms of the requirement for the visibility splays to be agreed.... It has been indicated that the loss of the hedgerow is not considered to be significant subject to a condition requiring the replacement of a hedgerow within the site away from the existing and altered access arrangement . It is considered , therefore , that subject to the issues discussed above that the development differs significantly from the previous appeal proposals and that the previous concerns in relation to the detriment to the surrounding countryside are not considered to be concurrent in relation to this submission”.

I support your view on this matter , and it is apparent that the currently proposed development has considerably less visual impact than the previous proposals [LPA refs. 08/00986/FUL and 08/00303/MFUL] which went to appeal . Even though the planning inspector was concerned about the visual impact of the earlier proposals , that concern was based in part on the cumulative impact of that earlier scheme , which included much more industrial development and activity . By comparison this current proposal is much less intensive , and the access alterations now required by the highway authority are limited , with replacement hedgerow planting proposed to mitigate the visual impact of the access visibility improvements so that in due course the appearance of the site frontage will be enhanced .

I trust that on the basis of these additional details you are able to report this application back to the Planning Committee at the earliest opportunity , confirming your previous recommendation of approval .Thank you for your help in this matter

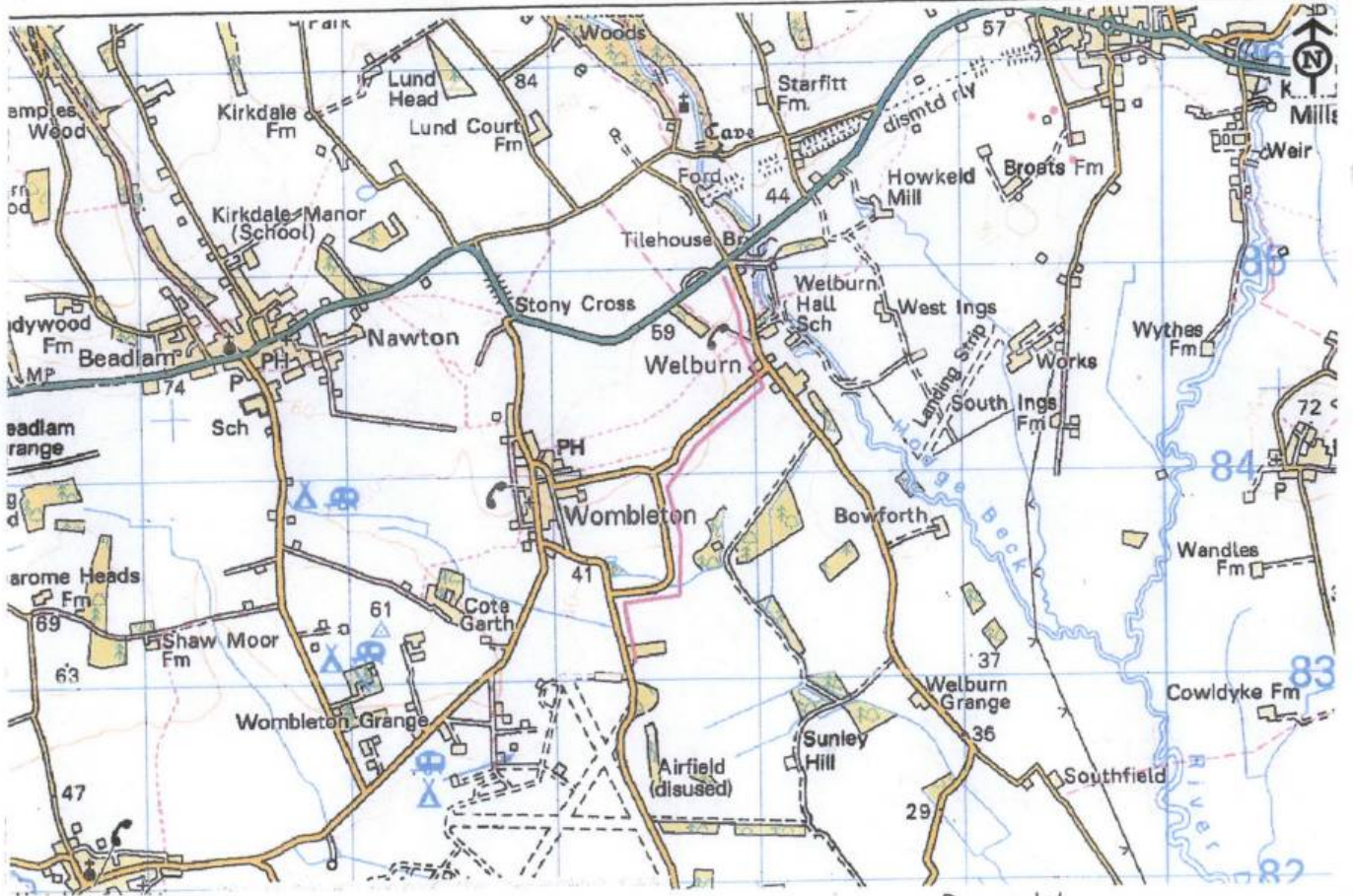
Yours sincerely



OS Mastermap  
 11 September 2012, ID: BW1-00175704  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)  
 1:2500 scale print at A4, Centre: 467262 E, 483048 N  
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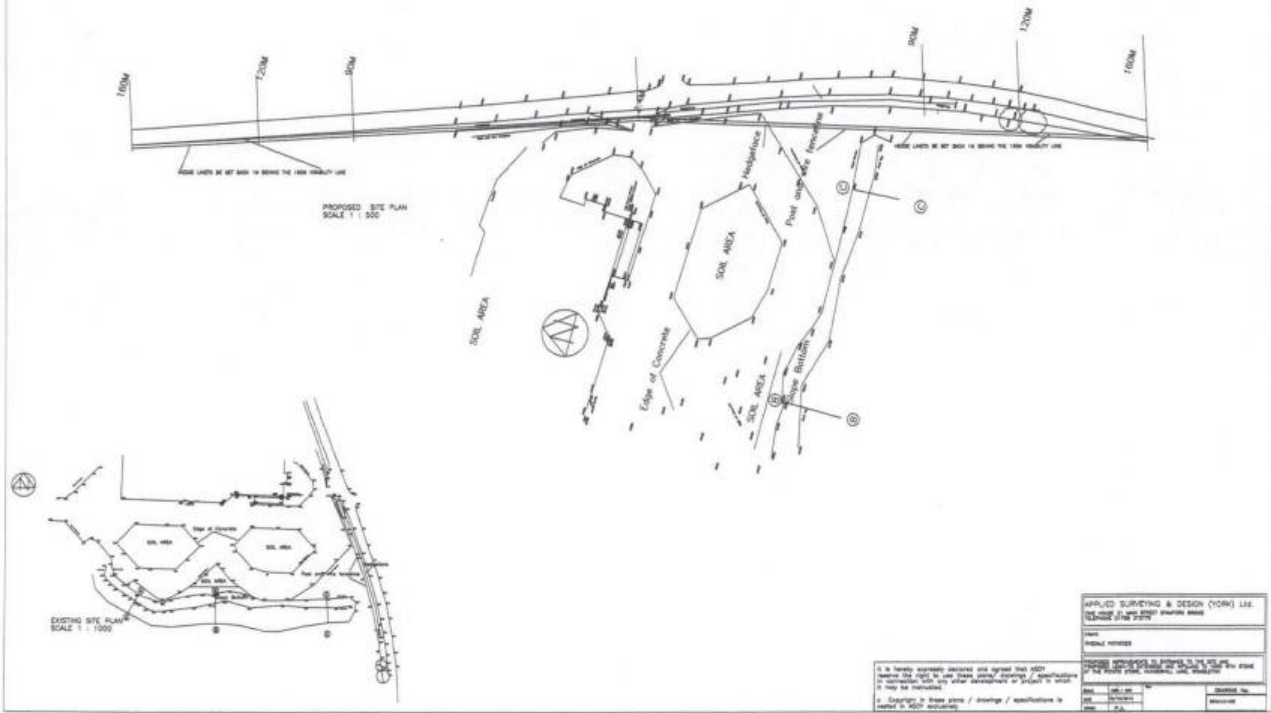


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PLAN 'A'

IN ORDER TO IMPROVE THE VISABILITY AT THE ENTRANCE TO THE SITE  
 REMOVE EXISTING HEDGE AND FENCE AND FORM NEW HEDGE AND FENCE TO BE 1M BEHIND THE VISABILITY LINE



APPLIED SURVEYING & DESIGN (POM) LTD  
 15, 16 & 17, 2001 SHARON ROAD  
 SHARON, WILSON, WILSON  
 1. I, the undersigned, do hereby certify that I am a duly qualified person in accordance with the provisions of the Survey Act, 1987, and I am a member of the Institution of Surveyors, New Zealand.  
 2. I warrant that the information contained in this plan is true and correct to the best of my knowledge and belief.  
 3. I warrant that the information contained in this plan is true and correct to the best of my knowledge and belief.  
 4. I warrant that the information contained in this plan is true and correct to the best of my knowledge and belief.  
 5. I warrant that the information contained in this plan is true and correct to the best of my knowledge and belief.

DRAWING NO 2013/14 | 425