

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 4 June 2013

Present

Councillors Mrs Burr MBE, Cussons, Mrs Goodrick (Reserve), Hope, Mrs Hopkinson (Reserve), Raper (Chairman), Richardson, Windress (Vice-Chairman) and Woodward

Substitutes: Councillor Mrs C Goodrick (In place of Councillor Mrs J Frank) and Councillor Mrs A D Hopkinson (In place of Councillor Mrs J E Sanderson)

In Attendance

Jo Holmes, Gary Housden, Shaun Robson, Bridget Skaife, Rachel Smith, Daniel Wheelwright and Anthony Winship

Minutes

1 Apologies for absence

Apologises were received from Cllrs Mrs Sanderson & Mrs Frank and Cllr Maud.

2 Minutes of Meetings held on 8 & 14 May 2013

Decision
That the minutes of the meetings of the Planning Committee held on 8 May and 14 May 2013 be approved and signed by the Chairman as a correct record.

3 Urgent Business

To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.

4 Declarations of Interest

The following Members indicated that they would be declaring interests under the Member's Code of conduct in respect of the following item.

Councillor	Application
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Goodrick	8,10,11
Raper	8,11
Windress	7,8,11
Hopkinson	7,8
Burr	7,11
Woodward	11
Richardson	8,11
Hope	7,8,11
Cussons	7,8,11

5 Schedule of items to be determined by Committee

The Head of Planning & Housing submitted a list (previously circulated) of the applications for planning permission with recommendations thereon.

6 Policy Report for Helmsley

Decision

CONSULTATION – That the Draft Consultation Document is Approved for consultation.

7 12/00599/MOUT - Land At Westfield, Kirkbymoorside

12/00599/MOUT - Development of up to 210 no. (Use Class C3) residential dwellings, 50 no. (Use Class C2) apartments with care for older people, the provision of expansion land to Kirkbymoorside Community Primary School (Use Class D1), landscape, open space, highway improvement works and associated works (site area 11.6ha)

Decision

PERMISSION REFUSED – For the reasons recommended in the officers report.

Declaration of Interest

In accordance with the Members' Code of Conduct Councillors Windress, Mrs Hopkinson, Mrs Burr, Hope and Cussons declared a personal non pecuniary but not prejudicial interest.

8 13/00029/MFUL - Pickering Showground, Malton Road, Pickering

13/00029/MFUL - Erection of 133 no. holiday lodges, managers lodge, restaurant building, site shops with storage and toilets, lodge reception building, 2 no. biomass boiler & pellet store buildings & toilet block, change of use of part of site to touring caravan park with erection of 2no. shower/toilet blocks and a reception/site shop building, formation of camping area with 15no. camping pods, use of part of site as event field or football pitches with erection of pavilion for toilet and changing facilities, use of part of site for events & outward bound activities, use of part of site as nature area, use of part of site for car parking and a park and ride facility with erection of passenger shelter and gatehouse, formation of lake, vehicular accesses to Malton Road and associated internal access roads and landscaping.

Decision

PERMISSION GRANTED – Subject to conditions as recommended and variation of a Section 106 agreement.

Declaration of Interest

In accordance with the Members' Code of Conduct Councillors Mrs Goodrick, Raper, Windress, Mrs Hopkinson, Richardson, Hope and Cussons declared a personal non pecuniary but not prejudicial interest.

9 13/00166/MOUT - 5 Welham Road, Norton, Malton

13/0166/MOUT - Mixed development comprising 3 no. retail units (Use Class A1) and childrens day nursery (Use Class D1) with associated vehicular access, parking and landscaping (site area 0.73 ha)

Decision

PERMISSION GRANTED – Subject to conditions as recommended and completion of a Section 106 Agreement relating to developer contributions.

10 13/00056/FUL - Jamies Cragg Caravan Site, Castle Howard Station Road, Welburn, York, YO60 7EW

13/00056/FUL - Siting of 5no. timber camping pods, toilet/shower pod and formation of parking area.

Decision

PERMISSION DELEGATED TO THE HEAD OF PLANNING & HOUSING TO APPROVE – Subject to conditions as recommended and consultation with the Police Architectural Liaison Officer – Mr Shanks

Declaration of Interest

In accordance with the Members' Code of Conduct Councillor Mrs Goodrick declared a personal non pecuniary but not prejudicial interest.

11 13/00337/FUL - School House Inn, Marishes Low Road, Low Marishes, Malton, YO17 6RJ

13/00337/FUL - Change of use and alteration of public house to form a four-bedroom dwelling with parking/turning and amenity areas

Decision

PERMISSION REFUSED – Proposal contrary to National Planning Policy Framework, contrary to 'saved' Ryedale Local Plan and contrary to emerging Local Plan Strategy.

Decision contrary to Officer recommendation

Members considered that the change of use of the public house to a dwelling would result in the loss of a valued community facility and that the submitted application failed to satisfy paragraphs 28, 69 and 70 of the National Planning Policy Framework. Members considered that the proposal also did not satisfy the requirements of 'saved' policy L11 of the adopted Ryedale Local Plan and policy SP11 of the emerging Local Plan Strategy.

Declaration of Interest

In accordance with the Members' Code of Conduct Councillors Mrs Goodrick, Raper, Windress, Mrs Burr, Woodward, Richardson, Hope and Cussons declared a personal non pecuniary but not prejudicial interest.

12 13/00387/FUL - Hollis Court, Castle Howard Road, Malton, North Yorkshire

13/00387/FUL - Formation of 8 no. additional car parking spaces (part retrospective application)

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

13 Any other business that the Chairman decides is urgent.

There are no items of urgent business.

14 List of Applications determined under delegated Powers.

The Head of Planning & Housing submitted for information (previously circulated) which gave details of the applications determined by the Head of Planning & Housing in accordance with the Scheme of Delegated Decisions.

15 Update on Appeal Decisions

There are no appeal decisions received since the last meeting of the committee.

The meeting closed at 8.35pm