

## **PLANNING COMMITTEE**

Wednesday 27 August 2014 at 6.00 pm

Council Chamber, Ryedale House, Malton

### **Agenda**

- 1 **Apologies for absence**
- 2 **Minutes of meeting held on 30 July 2014** (Pages 3 - 9)
- 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**  
Members to indicate whether they will be declaring any interests under the Code of Conduct.  
  
Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.
- 5 **Schedule of items to be determined by Committee** (Page 10)
- 6 **14/00692/73A - Steam And Moorland Garden Centre, Malton Road, Pickering** (Pages 11 - 29)
- 7 **14/00697/FUL - ATS Euromaster, 25 - 27 Commercial Street, Norton** (Pages 30 - 34)
- 8 **14/00747/FUL - 6 - 8 Railway Street, Malton** (Pages 35 - 42)

- 9 **14/00709/MFUL - Gravel Pit Farm, Sand Hutton** (Pages 43 - 45)
- 10 **14/00734/MFUL - OS Field 1811, Cawton Road, Gilling East** (Pages 46 - 49)
- 11 **Any other business that the Chairman decides is urgent.**
- 12 **List of Applications determined under delegated Powers.** (Pages 50 - 56)
- 13 **Update on Appeal Decisions**

## Planning Committee

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Held at Council Chamber, Ryedale House, Malton  
Wednesday 30 July 2014

### Present

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Councillors Arnold (Substitute), Bailey (Substitute), Mrs Frank (Vice-Chairman), Mrs Goodrick, Hope, Maud, Richardson, Mrs Sanderson, Mrs Shields (Substitute) and Woodward

Substitutes: Councillor S Arnold (for Councillor J Windress), Councillor J R Bailey (for Councillor J Hicks) and Councillor Mrs E Shields (for Councillor Mrs L M Burr MBE)

### In Attendance

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Jo Holmes, Karen Hood, Gary Housden, Shaun Robson, Jill Thompson and Anthony Winship

### Minutes

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#### 40 Apologies for absence

Apologies were received from Cllrs Hicks, Windress and Cllr Mrs Burr.

#### 41 Minutes of the meeting held on the 1st of July 2014

Decision		
That the minutes of the meeting of the Planning Committee held on 1 July 2014 be approved and signed by the Chairman as a correct record.		
[For 9	Against 0	Abstain 1]

#### 42 Urgent Business

The Chairman raised the issue of potential meeting dates for an Extraordinary meeting of the Planning Committee to consider four Major planning applications being Application Nos. 14/00426/MOUTE, 14/00427/MOUTE, 14/00428/MOUTE and 14/00429/MOUTE submitted by Commercial Development Projects and the Fitzwilliam Trust Corporation.

The possible dates were 19 and 21 August 2014. Members were asked to inform the Head of Planning and Housing of the most convenient date.

#### 43 Declarations of Interest

The following Members' indicated that they would be declaring interest under the Members' Code of Conduct in respect of the following item.

<b>Councillor</b>	<b>Application</b>
Frank	12,13,14
Arnold	8,11,21
Sanderson	8,12,13,14
Goodrick	8,10,11,12
Hope	8,11,12,13,14,18
Maud	8,12
Richardson	12,13,14
Woodward	11,15
Shields	8

44 **PART B - Ryedale Community Infrastructure Levy - Discretionary Relief and Payment Instalment Policies**

**Decision**

Full Council is recommended to agree in principle to the:

- (i) Circumstances under which the Council, as charging authority will offer Discretionary Relief from CIL as outlined in paragraphs 6.12-6.16 of the report previously circulated to Members and
- (ii) Use of a CIL Instalment Policy as outlined and referred to in the report previously circulated to Members.

[For 9                      Against 0                      Abstain 0]

45 **PART A - Scarborough Borough Council - Draft Local Plan**

**Decision**

That:

- (i) Ryedale District Council confirms that Scarborough Borough Council has exercised its duty within respect of the Duty to Co-operate (Section 33A of the Planning and Compulsory Purchase Act (2004) (Local Development) in the preparation of its Draft Local Plan.
- (ii) The response to the consultation (as set out in section 6.2-6.5 of the report (previously circulated) is provided to Scarborough Borough Council.

[For 9                      Against 0                      Abstain 0]

46 **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 there on.

47 **14/00383/MOUT - Land To North Of Sutton Grange, Langton Road, Norton**

**14/00383/MOUT** - Erection of 15no. dwellings (site area 0.7ha)

<b>Decision</b>		
<b>APPLICATION REFUSED</b>		
[For 6	Against 1	Abstain 3]

In accordance with the Members' Code of Conduct Councillors Arnold, Mrs Sanderson, Mrs Goodrick, Maud and Mrs Shields declared a personal non pecuniary but not prejudicial interest.

48 **14/00511/MFUL - Linton Mill , Wintringham, Malton**

**14/00511/MFUL** - Change of use of 2no. steel portal framed sheds from commercial warehousing to agricultural storage.

<b>Decision</b>		
<b>PERMISSION GRANTED</b> – Subject to conditions as recommended.		
[For 9	Against 0	Abstain 1]

49 **14/00574/MFUL - Musley Bank Stables, Musley Bank, Malton**

**14/00574/MFUL** - Erection of stabling buildings with ramp, toilet block, temporary portable office building and horse treadmill building (revised details to part of approval 08/00630/MFUL dated 01.10.2008) - part retrospective application.

<b>Decision</b>		
<b>PERMISSION GRANTED</b> – Subject to conditions as recommended and variation of landscaping condition.		
[For 7	Against 1	Abstain 1]

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

50 **07/01162/FUL - S A Bell, Old York Road, Barton Hill**

**07/01162/FUL** - Change of use of building to include Use Class B1 (light industrial) in addition to existing Use Class B8 (storage and distribution).

**Decision**

**PERMISSION GRANTED** – Subject to conditions as recommended.

[For 9            Against 0            Abstain 0]

In accordance with the Members' Code of Conduct Councillors Arnold, Mrs Goodrick and Woodward declared a personal non pecuniary but not prejudicial interest.

**51        13/00551/FUL - Land At Dotterel Farm, Main Road, Weaverthorpe**

13/00551/FUL - Erection of 1no. 55m high (overall tip height 81m) 500kw wind turbine to generate electricity for the National Grid with associated sub station, crane pad, access track and temporary construction compound.

**Decision**

**APPLICATION REFUSED**

[For 7            Against 0            Abstain 2]

In accordance with the Members' Code of Conduct Councillors Mrs Frank, Mrs Sanderson, Mrs Goodrick, Hope, Maud and Richardson declared a personal non pecuniary but not prejudicial interest.

**52        13/00850/FUL - Land To West, Pasture Road, Weaverthorpe, Malton**

**13/00850/FUL** - Erection of 1no. 40m high (overall tip height 67m) 500kw wind turbine to generate electricity for the benefit of the local community with associated crane pad, transformer kiosk, access track, vehicular access and 40.5m high temporary meteorological monitoring mast.

**Decision**

**APPLICATION REFUSED**

[For 9            Against 0            Abstain 0]

In accordance with the Members' Code of Conduct Councillors Mrs Frank, Mrs Sanderson, Hope and Richardson declared a personal non pecuniary but not prejudicial interest.

53 **13/00851/FUL - Land To North Of Main Road, Weaverthorpe, Malton**

**13/00851/FUL** - Erection of 1no. 40m high (overall tip height 67m) 500kw wind turbine to generate electricity for the benefit of the local community with associated crane pad, transformer kiosk, access track, vehicular access and 40.5m high temporary meteorological monitoring mast.

<b>Decision</b>		
<b>PERMISSION REFUSED</b>		
[For 8	Against 1	Abstain 0]

In accordance with the Members' Code of Conduct Councillors Mrs Frank, Mrs Sanderson, Hope and Richardson declared a personal non pecuniary but not prejudicial interest.

54 **14/00315/FUL - Land South Of Street Lane, Pickering**

**14/00315/FUL** - Erection of an agricultural building for the housing of livestock and storage of machinery and feed, together with formation of vehicular access and additional hardstanding.

<b>Decision</b>		
<b>PERMISSION GRANTED</b> – Subject to conditions as recommended.		
[For 7	Against 0	Abstain 0]

In accordance with the Members' Code of Conduct Councillor Woodward declared a personal pecuniary and prejudicial interest and left the room.

55 **14/00362/FUL - Three Tuns Inn, Main Street, West Lutton, Malton**

**14/00362/FUL** - Change of use and alterations of public house to form a 4 bedroom dwelling.

<b>Decision</b>		
<b>DEFERRED</b>		
[For 7	Against 0	Abstain 1]

56 **14/00458/FUL - Poplar House Farm, Leppington Lane, Leppington**

**14/00458/FUL** - Erection of an agricultural livestock building for calf housing.

**Decision**

**PERMISSION GRANTED** – Subject to conditions as recommended.

[For 7            Against 0            Abstain 1]

57 **14/00593/FUL - Village Farm, Goose Track Lane, West Lilling**

**14/00593/FUL** - Demolition of existing dwelling and agricultural buildings to allow erection of 1no. four bedroom replacement dwelling with detached double garage, erection of two storey and single storey extensions to existing farmhouse to form a five bedroom dwelling following demolition of single storey outbuildings and erection of a terrace of 3no. three bedroom dwellings with block of 3no. detached garages.

**Decision**

**PERMISSION GRANTED** – Subject to conditions as recommended and no objection from the highway officer in regard to revised details.

[For 8            Against 0            Abstain 0]

58 **14/00695/FUL - Ropery House RDC Area Office, The Ropery, Pickering**

**14/00695/FUL** - Installation of automatic doors to west elevation to replace existing manual doors.

**Decision**

**PERMISSION GRANTED** – Subject to conditions as recommended.

[For 7            Against 0            Abstain 0]

59 **14/00699/FUL - Ryedale Swimming Pool, Mill Lane, Pickering**

**14/00699/FUL** - Replacement of existing hardwood windows on south elevation with aluminium double glazed units and replacement of UPVC windows in bay window with aluminium double glazed units together with installation of flat roof on bay window.

**Decision**



**PERMISSION GRANTED** – Subject to conditions as recommended.

[For 7          Against 0          Abstain 0]

60          **Enforcement report - 3 and 7 Con Owl Close, Helmsley**

The Planning Committee considered an enforcement report about unauthorised development which was previously circulated to Members relating to the following two residential dwellings:

No.3 Con Owl Close, Helmsley

No.7 Con Owl Close, Helmsley

The alleged breach of planning control related to the material change of use of the land & buildings from use as residential property to mixed residential and childminding business without planning permission.

**Decision**

The Council Solicitor be authorised in consultation with the Head of Planning and Housing Services to issue an enforcement notice pursuant to Section 172 of the Town and Country Planning Act 1990 (as amended) requiring the unauthorised development to be limited in the way described in the Officer report previously circulated to Members.

[For 5          Against 0          Abstain 2]

61          **Any other business that the Chairman decides is urgent.**

There was no other business.

62          **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.

63          **Update on Appeal Decisions**

Members' were advised of the following appeal decision.

APP/Y2736/A/13/2196783 – Willerby Pig Farm, Malton Road, Staxton, Scarborough, YO12 4SN

**Meeting Closed at 10.15pm**

# Agenda Item 5

## APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

### PLANNING COMMITTEE - 27/08/14

6

**Application No:** 14/00692/73A

**Application Site:** Steam And Moorland Garden Centre Malton Road Pickering North Yorkshire YO18 7HG

**Proposal:** Variation of Condition 05 of approval 11/00749/73A dated 09.12.2011 as follows - replace "ground floor of the building(s)" by "ground floor of the building", replace "building(s) and land" by "ground floor of the building" and amend reason by replacing "in order to comply with PPS4" by "in order to comply with National Planning Policy Framework".

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**Application No:** 14/00697/FUL

**Application Site:** ATS Euromaster 25 - 27 Commercial Street Norton Malton North Yorkshire YO17 9HX

**Proposal:** Demolition of 2no. buildings

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**Application No:** 14/00747/FUL

**Application Site:** 6-8 Railway Street Malton North Yorkshire YO17 7NR

**Proposal:** Change of use of retail premises (Use Class A1) to a taxi booking office with customer waiting room.

9

**Application No:** 14/00709/MFUL

**Application Site:** Gravel Pit Farm Sand Hutton York YO41 1LN

**Proposal:** Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon

10

**Application No:** 14/00734/MFUL

**Application Site:** OS Field No 1811 Cawton Road Gilling East Helmsley

**Proposal:** Establishment of a farmstead to include erection of a four bedroom agricultural workers dwelling with detached double garage/store with room above, erection of cattle shed and machinery/feed store and excavation of an attenuation basin/pond, formation of stoned area for external feed storage & vehicular access and landscaping.

## 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

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**Item Number:** 6  
**Application No:** 14/00692/73A  
**Parish:** Pickering Town Council  
**Appn. Type:** Non Compliance with Conditions  
**Applicant:** Hopkinson And Sons Ltd  
**Proposal:** Variation of Condition 05 of approval 11/00749/73A dated 09.12.2011 as follows - replace "ground floor of the building(s)" by "ground floor of the building", replace "building(s) and land" by "ground floor of the building" and amend reason by replacing "in order to comply with PPS4" by "in order to comply with National Planning Policy Framework".  
**Location:** Steam And Moorland Garden Centre Malton Road Pickering North Yorkshire YO18 7HG

**Registration Date:** 19 June 2014  
**8/13 Wk Expiry Date:** 14 August 2014  
**Overall Expiry Date:** 29 July 2014  
**Case Officer:** Shaun Robson **Ext:** 319

#### CONSULTATIONS:

**Parish Council** No objection

**Neighbour responses:**

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#### SITE:

This application site lies to the south of Pickering outside the defined development limits for the settlement. The site is located on the eastern side of the A169, Malton to Pickering road and currently consists of an established garden centre and garden machinery sales and repair business.

The garden centre occupies a site area of some 1.2 hectares and includes two existing buildings, customer and staff parking, associated facilities and areas for outside display.

The site is accessed via an established vehicular access from the A169.

#### PROPOSAL:

A minor amendment is sought to the wording of condition 05 imposed on planning application 11/00749/73A.

Planning application 11/00749/73A agreed a minor amendment to the building design of an approved two-storey link extension between two existing buildings (Planning application 10/00114/FUL).

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The current wording and reason of Condition 05 states:-

*The ground floor of the building(s) hereby approved shall only be used as a garden centre for the display and sale of the following categories of goods:*

- (i) *Pot and bare rooted plants, ornamental fruit bushes and trees, seeds/bulbs, vegetable and bedding plants, ornamental and fruit trees, cut flowers;*
- (ii) *Garden requisites such as composts, fertilisers, weed killers/disinfectants, spray equipment, netting, cloches, plant supports;*
- (iii) *Gardening and greenhouse tools and equipment;*
- (iv) *Gardening protective clothing and footwear;*
- (v) *Garden pond liners, pumps and equipment, pebbles, aquatic plants, fish and fish food;*
- (vi) *Fencing, path and patio construction materials such as gravel, paving slabs, edging materials;*
- (vii) *Garden furniture and ornaments such as seating, umbrellas, barbecue and barbecue fuel, bird tables, feeders and bird feed;*
- (viii) *Incidentals such as gardening books and videos, cards, artificial flowers, small animal feed (e.g. rabbit food); and*
- (ix) *Natural and artificial Christmas trees, Christmas decorations, table decorations, Christmas cards.*

*The building(s) and land shall not be used for any other purpose (including any other purpose in Use Class A1 of the Schedule of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument re-voking or re-enacting that Order with or without modification).*

*Reason:- In order to comply with PPS4 - Planning for Sustainable Economic Growth, as the site is in open countryside where current planning policy would not normally permit general retail uses.*

The proposed revised condition will read as follows (the revised text is in bold):-

*The ground floor of the **building** hereby approved shall only be used as a garden centre for the display and sale of the following categories of goods:*

- (i) *Pot and bare rooted plants, ornamental fruit bushes and trees, seeds/bulbs, vegetable and bedding plants, ornamental and fruit trees, cut flowers;*
- (ii) *Garden requisites such as composts, fertilisers, weed killers/disinfectants, spray equipment, netting, cloches, plant supports;*
- (iii) *Gardening and greenhouse tools and equipment;*
- (iv) *Gardening protective clothing and footwear;*
- (v) *Garden pond liners, pumps and equipment, pebbles, aquatic plants, fish and fish food;*

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- (vi) *Fencing, path and patio construction materials such as gravel, paving slabs, edging materials;*
- (vii) *Garden furniture and ornaments such as seating, umbrellas, barbecue and barbecue fuel, bird tables, feeders and bird feed;*
- (viii) *Incidentals such as gardening books and videos, cards, artificial flowers, small animal feed (e.g. rabbit food); and*
- (ix) *Natural and artificial Christmas trees, Christmas decorations, table decorations, Christmas cards.*

*The ground floor of the building shall not be used for any other purpose (including any other purpose in Use Class A1 of the Schedule of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument re-voking or re-enacting that Order with or without modification).*

*Reason:- In order to comply with **National Planning Policy Framework**, as the site is in open countryside where current planning policy would not normally permit general retail uses.*

#### **HISTORY:**

13/01242/CLEUD: Certificate of Lawfulness in respect of the retail sales of goods in breach of condition 06 of approval 00/00400/OUT dated 04.08.2000 for more than 10 years before the date of this application - REFUSED 02/07/2014

13/00560/73A: Variation of condition 06 of approval 00/00400/OUT dated 04.08.2000 to allow the sale and display of additional goods as listed within the submitted supporting documentation dated 13th May 2013 WITHDRAWN 06.12.2013

11/00749/73A: Variation of Condition 16 of approval 10/00114/FUL dated 10.08.2010 to state "The development hereby permitted shall be carried out in accordance with the following approved plan(s): Red Line Site Plan received by the Local Planning Authority on 9 February 2010, Site Layout Plan received by the Local Planning Authority on 9 February 2010, Drawing C834-001 Rev C 'Infill Building Elevations Sheet 1 of 2' and Drawing C834-002 Rev A 'Infill Building Elevations Sheet 2 of 2', Drawing C834 -003 Rev B 'Infill Building Proposed Floor Plan'" – substitution of some plans - APPROVED 09/12/2011

10/00114/FUL: Erection of a two-storey, link extension between two existing buildings to form covered display and sales area to ground floor and cafe, offices, storage and staff room to first floor - APPROVED 10/08/2010

05/01199/ADV: Display of 3m x 2m non-illuminated post mounted V name sign - REFUSED 09/01/2006

02/00880/FUL: Erection of building for use as garden and agricultural machinery centre and associated parking - APPROVED 13/09/2004

01/00825/FUL: Change of use of land to form children's play area - APPROVED 06/09/2001

00/00917/REM : Erection of garden centre with associated parking and access - APPROVED 03/10/2000

00/00400/OUT: Erection of garden centre - APPROVED 04/08/2000

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#### **PLANNING COMMITTEE**

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## **POLICY:**

### National Policy Guidance

National Planning Policy Framework (NPPF)

Achieving Sustainable Development

- Paragraphs 9 and 10

Presumption in favour of Sustainable Development

- Paragraphs 12 and 13

Ensuring the Vitality of Town centres

- Paragraph 24

National Planning Practice Guidance (NPPG)

### Ryedale Local – Local Plan Strategy

Policy SP6 – Delivery and Distributing of Employment Land and Premises

Policy SP8 – Tourism

Policy SP9 – The Land-Based and Rural Economy

Policy SP13 – Landscapes

Policy SP16 – Design

Policy SP17 – Managing Air Quality, Land and Water Resources

Policy SP19 – Presumption in favour of sustainable Development

Policy SP20 – Generic Development Management Issues

## **APPRAISAL:**

The main considerations associated with this application are:-

- Principle of Development;
- History;
- Character and form; and
- Impact upon the amenity of the adjoining neighbours

### Principle of Development

The NPPF provides guidance on supporting a prosperous rural economy. It notes that planning policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing buildings and well designed new buildings.

Policy SP9 of the Ryedale Plan - Local Plan Strategy supports the development and expansion of land-based activity. The principle is supported provided that it will not adversely affect accessible convenience shopping.

The principle and details of the extension have already been approved by planning application 10/00114/FUL and the subsequent revision to the design, 11/00749/73A.

It is considered that given the location of the site together with the nature of the development that the proposal is complies with the provisions of Policy SP9 and national policy.

The Town Council have been consulted on the application and have raised no concerns to the development.

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### History

Members will recall the recent CLEUD, which was refused was submitted by the applicant to expand the amount of goods sold from the Garden Centre building. The proposed variation/alteration of the wording to condition 05 does not alter the status of the recent refusal nor does it move the current CLEUD situation along.

The proposed conditions, duplicated from the current planning consent (11/00749/73A), restrict the use of the extension and limit those goods and services available from the development.

### Character and form

The site lies approximately half a mile to the south of the defined settlement limit of Pickering, within a small cluster of commercial units. The extension would provide a central entrance point for the garden centre and machinery business, providing a covered display and sales area, with café, offices and staff facilities to the first floor. The proposed extension would not change as a result of the proposed amendments to condition 05.

### Impact upon adjoining operations

The previous application for this proposal received concerns from the occupiers of the adjoining business immediately to the north of the application site, Rogers Nurseries. The concerns raised overlooking of their land from the first floor glazed areas to the proposed extension as an issue.

The proposed plans illustrate that the first floor windows to the front elevation will be obscured, therefore omitting any potential for overlooking.

### Conclusion

It is considered that the application accords with the development plan.

Local Plan Strategy - Policy SP6 Delivery and Distributing of Employment Land and Premises

Local Plan Strategy - Policy SP8 Tourism

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Planning Policy Framework

### **RECOMMENDATION:                      Approval**

1                      The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2                      Before the development hereby permitted commences, samples of all the external materials proposed, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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3 No external lighting shall be provided unless with the prior written approval of the Local Planning Authority.

Reason:- In order to protect the character of the area and to satisfy Policy EMP6 of the Ryedale Local Plan.

4 The ground floor of the building hereby approved shall only be used as a garden centre for the display and sale of the following categories of goods:

(i) Pot and bare rooted plants, ornamental fruit bushes and trees, seeds/bulbs, vegetable and bedding plants, ornamental and fruit trees, cut flowers;

(ii) Garden requisites such as composts, fertilisers, weed killers/disinfectants, spray equipment, netting, cloches, plant supports;

(iii) Gardening and greenhouse tools and equipment;

(iv) Gardening protective clothing and footwear;

(v) Garden pond liners, pumps and equipment, pebbles, aquatic plants, fish and fish food;

(vi) Fencing, path and patio construction materials such as gravel, paving slabs, edging materials;

(vii) Garden furniture and ornaments such as seating, umbrellas, barbecue and barbecue fuel, bird tables, feeders and bird feed;

(viii) Incidentals such as gardening books and videos, cards, artificial flowers, small animal feed (e.g. rabbit food); and

(ix) Natural and artificial Christmas trees, Christmas decorations, table decorations, Christmas cards.

The ground floor of the building shall not be used for any other purpose (including any other purpose in Use Class A1 of the Schedule of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason:- In order to comply with National Planning Policy Framework, as the site is in open countryside where current planning policy would not normally permit general retail uses.

5 Unless otherwise agreed in writing by the Local Planning Authority, no part of the site outside any building shall be used for the storage or display of any goods or materials subject to that agreed under Condition 10.

Reason:- To ensure that the appearance of the area is not prejudiced by the external display and storage of materials and to comply with the provision of the National Planning Policy Framework.

6 Unless otherwise agreed in writing by the Local Planning Authority and prior to development commencing the level, type and extent of frosted glazing at first floor level to the north facing elevation shall be submitted to and agreed in writing with the Local Planning Authority and thereafter retained in perpetuity.

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Reason:- In order to protect the amenities of nearby properties as required by Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 The cafe use hereby approved shall remain as an ancillary feature associated with the garden centre currently known as The Steam and Moorland Centre. It shall not be sold or let off separately from the garden centre and shall only be open for customers when the garden centre is open for business.

Reason:- To ensure that the development remains ancillary to the garden centre use and to comply with the requirements of the National Planning Policy Framework.

- 8 The premises shall not be used for the sale of hot food for consumption off the premises.

Reason:- To ensure that the development remains ancillary to the garden centre use and to comply with the requirements of the National Planning Policy Framework.

- 9 The first floor of the premises hereby approved shall only be used for a purpose included in Use Class A3 of the schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument re-enacting that Order.

Reason:- In order to comply with the requirements of the National Planning Policy Framework.

- 10 Unless otherwise agreed in writing by the Local Planning Authority and prior to the commencement of development, a scheme for the storage and display of goods outside of any buildings to include:-

1. Location(s);
2. Layout;
3. Height;
4. Landscaping; and
5. Any other matters considered to be of relevance

shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure that the appearance of the area is not prejudiced by the external storage of materials, and to comply with the National Planning Policy Framework.

- 11 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The required highway improvements shall include:

Provision of carriageway centre white line hatching, 900mm in width with 1 in 50 lead in tapers. To start from point 100 metres south of the garden centre across centre line and terminate at a point 100 metres north of the nursery (Rogers) access centre line. Hatching to be absent across each access entry point.

Both carriageway lanes shall be a minimum of 3 metres when completed clear of central

hatching and re-sited edge of carriageway line.

The above and associated marking required are as indicated in The Traffic Signs Regulations & General Directions 2002. (Hatching diagram No's 1040.2 & 1040.6 metre line, 3 metre gap, 100mm wide. Arrows diagram No 1014, 2 No, 6 metre arrows on each approach 30m & 84m before start of taper. Slow diagram No 1024, Lettering 2.8 metres high 1 on each approach. White uni-directional road studs.

Reason:- In accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 12 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under Condition 11:-

Provision of carriageway centre white line hatching, 900mm in width with 1 in 50 lead in tapers. To start from point 100 metres south of the garden centre access line and terminate at a point 100 metres north of the nursery (Rogers) access centre line. Hatching to be absent across each access entry point.

Both carriageway lanes shall be a minimum of 3 metres when completed clear of central hatching and re-sited edge of carriageway line.

The above and the associated markings required are as indicated in The Traffic Signs Regulations & General Directions 2002. (Hatching diagram Nos. 1040.2 and 1040.6 metre line, 3 metre gap, 100mm wide. Arrows diagram No. 1014, 2No. 6 metre arrows on each approach 30m and 84m before start of taper. Slows diagram No. 1024, lettering 2.8 metres high 1 on each approach. White uni-directional road studs.

Reason:- In accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of the safety and convenience of highway users.

- 13 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted, until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(i) A drawing showing the provision of a further 16 parking spaces within the site, and the provision of suitable cycle parking.

Reason:- The Local Planning Authority in conjunction with the Highway Authority consider that within site parking has not been carried out as previously approved, which has resulted in the loss of 12 parking spaces. A further 4 spaces are currently lost through the provision of a retail/storage stand. In accordance with Policy SP16 and SP20 of the Ryedale Plan - Local Plan Strategy, and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

- 14 The additional parking spaces approved under Condition 15 shall be laid out and made available for use prior to the development hereby permitted been brought into use.

Reason:- In accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 15 The development hereby permitted shall be carried out in accordance with the following approved plan(s) approved on application 11/00749/73A:

- Red Line Site Plan received by the Local Planning Authority on 9th February 2010;
- Site Layout Plan received by the Local Planning Authority on 9th February 2010;
- Drawing C834-003 'Infill Building Proposed Floor Plans';
- Drawing C834-001 'Infill Building Elevations Sheet 1 of 2'; and
- Drawing C384-002 'Infill Building Elevations Sheet 2 of 2'

Reason:- For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties





CONSULTANTS LTD

G1332/TH/th

Mr S Robson  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

18 June 2014

Dear Mr Robson

RYEDALE DM

19 JUN 2014

DEVELOPMENT  
MANAGEMENT

**HOPKINSON AND SONS LTD, STEAM AND MOORLAND GARDEN CENTRE,  
MALTON ROAD, PICKERING: APPLICATION FOR VARIATION OF CONDITION 05  
ATTACHED TO PLANNING PERMISSION REFERENCE 11/00749/FUL**

\* Please find enclosed in connection with the above four copies of the following:

- i) Application forms;
- ii) Notice under Article 12
- iii) Drawing number G1332-03 - Location Plan

\* The application fee of £195 is enclosed.

The application seeks variation of condition 05 attached to permission reference 11/00749/73A which reads:

*The **ground floor of the building(s)** hereby approved shall only be used as a garden centre for the display and sale of the following categories of goods:*

- (i) *Pot and bare rooted plants, ornamental fruit bushes and trees, seeds/bulbs, vegetable and bedding plants, ornamental and fruit trees, cut flowers;*
- (ii) *Garden requisites such as composts, fertilisers, weed killers/disinfectants, spray equipment, netting, cloches, plant supports;*
- (iii) *Gardening and greenhouse tools and equipment;*
- (iv) *Gardening protective clothing and footwear;*
- (v) *Garden pond liners, pumps and equipment, pebbles, aquatic plants, fish and fish food;*
- (vi) *Fencing, path and patio construction materials such as gravel, paving slabs, edging materials;*

REGISTERED OFFICE:  
MALCOLM SCOTT CONSULTANTS LTD  
GROVE HOUSE, 1 LOVES GROVE  
WORCESTER WR1 3BU UK

FEASIBILITY STUDIES  
MASTER PLANNING  
SITE ASSESSMENTS  
TOWN PLANNING

TEL: (+44) 01905 726353  
FAX: (+44) 01905 611221  
e-mail: [inmail@malcolmscottcons.co.uk](mailto:inmail@malcolmscottcons.co.uk)  
web site: [www.malcolmscottcons.co.uk](http://www.malcolmscottcons.co.uk)  
REGISTRATION NO: 1992131

DIRECTORS: MALCOLM W G SCOTT DipTP MA MRTPI CML ■ HELEN F SCOTT BA (Hons) Dip TP MRTPI ■ CHRISTOPHER PRIMETT BA (Hons) MTp MRTPI ■ PAUL BARTON BSc (Hons) Dip TP MRTPI ■

- (vii) Garden furniture and ornaments such as seating, umbrellas, barbecue and barbecue fuel, bird tables, feeders and bird feed;
- (viii) Incidentals such as gardening books and videos, cards, artificial flowers, small animal feed (e.g. rabbit food); and
- (ix) Natural and artificial Christmas trees, Christmas decorations, table decorations, Christmas cards.

The **building(s) and land** shall not be used for any other purposes (including any other purposes in Use Class A1 of the Schedule of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument re-voking or re-enacting that Order with or without modification).

Reason:- in order to comply with PPS4 – Planning for Sustainable Economic Growth, as the site is in the open countryside where current planning policy would not normally permit general retail uses.' **[our emphasis]**.

The permission relates to the erection of a two storey link structure between the existing garden centre and the existing garden and agricultural machinery store and workshop, as shown hatched on the Location Plan.

It is proposed to amend the condition to read:

'The ground floor of the building hereby approved shall only be used as a garden centre for the display and sale of the following categories of goods:

- (i) Pot and bare rooted plants, ornamental fruit bushes and trees, seeds/bulbs, vegetable and bedding plants, ornamental and fruit trees, cut flowers;
- (ii) Garden requisites such as composts, fertilisers, weed killers/disinfectants, spray equipment, netting, cloches, plant supports;
- (iii) Gardening and greenhouse tools and equipment;
- (iv) Gardening protective clothing and footwear;
- (v) Garden pond liners, pumps and equipment, pebbles, aquatic plants, fish and fish food;
- (vi) Fencing, path and patio construction materials such as gravel, paving slabs, edging materials;
- (vii) Garden furniture and ornaments such as seating, umbrellas, barbecue and barbecue fuel, bird tables, feeders and bird feed;
- (viii) Incidentals such as gardening books and videos, cards, artificial flowers, small animal feed (e.g. rabbit food); and
- (ix) Natural and artificial Christmas trees, Christmas decorations, table decorations, Christmas cards.

■  


CONSULTANTS LTD  
 ■



*The ground floor of the building shall not be used for any other purposes (including any other purposes in Use Class A1 of the Schedule of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument re-voking or re-enacting that Order with or without modification)'.*

*Reason:- in order to comply with the National Planning Policy Framework, as the site is in the open countryside where current planning policy would not normally permit general retail uses.'*

The purpose of the application is to clarify that the restrictions on the range of goods to be sold apply only to the ground floor of proposed structure, as opposed to the other buildings and land at the site. The use of the first floor is controlled by conditions 08 and 10 attached to the permission. The use of the garden and agricultural machinery building is already controlled by condition 06 attached to permission 02/00880/FUL and it is not necessary or reasonable for those limitations to be altered by the 2011 (link building) permission. Similarly, condition 06 attached to permission reference 00/00400/OUT restricts the range of goods which can be sold from the garden centre and associated land. As you are aware the garden centre building and associated land is the subject of an application for a certificate of lawfulness for use in breach of condition 06 attached to permission reference 00/00400/OUT. If that application is unsuccessful, then the use of the garden centre and associated land will continue to be controlled by permission 00/00400/OUT, and the repetition of those controls by the permission for the link building will not be necessary. If the application is successful, then the lawful use of the garden centre and associated land will be as set out in the certificate and it would be inappropriate for the permission for the link building to seek to remove those existing use rights, save to the extent that the application site incorporates the area onto which the link building is to be erected. The revised condition as set out above would restrict the use of the link building in order that the reasons for imposing the condition could be served.

The condition as attached to 11/00749/73A does not meet the tests for conditions as set out at paragraph 206 of the National Planning Policy Framework. The proposed amendment would rectify this in the following ways:

- Necessary. It is not necessary to restrict the use of any area, other than the ground floor, in the manner described in order to make the link building acceptable in planning terms. The amended condition will serve this purpose.
- Relevant to the development to be permitted. The condition as currently worded does not meet this test, in that it would have the effect of limiting or altering the permitted use of other land and buildings already benefitting from specific permissions.
- Precise. The condition as worded is imprecise in that the first provision seeks to control the use of the ground floor, but the final provision refers to building(s) and land. Our proposed revision clarifies the position.

■

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*Malcolm Scott*

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CONSULTANTS LTD

■

We look forward to receiving your approval of the application at your earliest convenience.  
In the meantime please do not hesitate to contact me with any matters arising.

Yours sincerely  
for MALCOLM SCOTT CONSULTANTS LTD

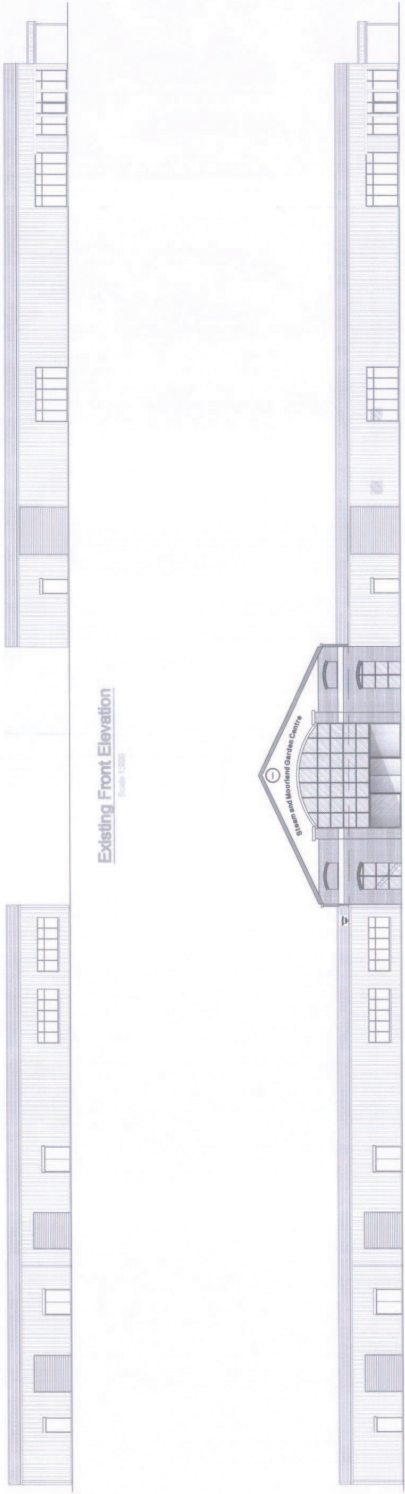
TRACY HUBBARD

cc: Mr C Hopkinson, Hopkinson and Sons Ltd

{180614.ltr.ryedale.th}

■  
  
■  
CONSULTANTS LTD

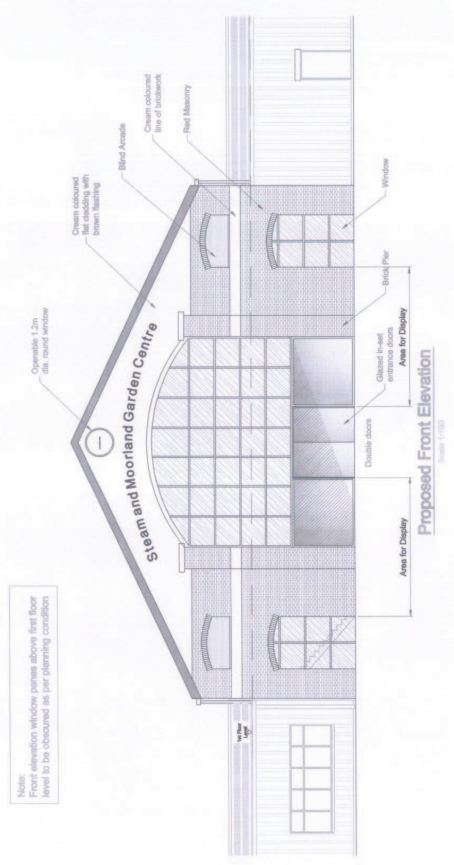




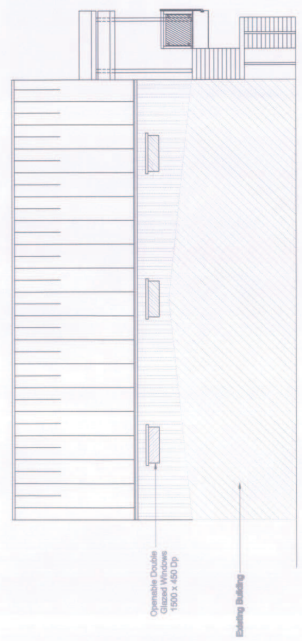
Existing Front Elevation  
Sheet 1.100

Proposed Front Elevation  
Sheet 1.101

Note: elevation window names above first floor level to be obtained as per planning condition



Proposed Front Elevation  
Sheet 1.101



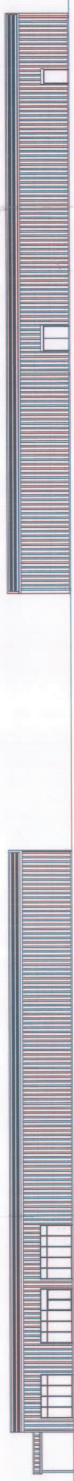
Proposed Side Elevation  
Sheet 1.102

1120744 (73A)  
MAYEDM.DIM  
21 SEP 2011  
DEVELOPMENT  
MANAGEMENT

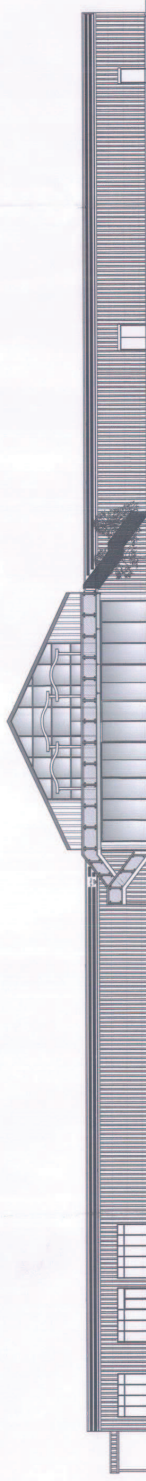
Rev	U	Description	By	Check
C	10/09/11	Balcony, canopy and stairs added to side elevation	JS	AM
B	21/07/11	Windows Added to Side Elevation	JS	AM
A	13/07/11	Revision amendments	JS	AM

**maltech**  
Chartered Structural Engineers  
1 Haggate,  
North Yorkshire,  
YO7 7JF  
Tel: 01509 807092  
Fax: 01509 807093  
Email: mal@maltech.co.uk

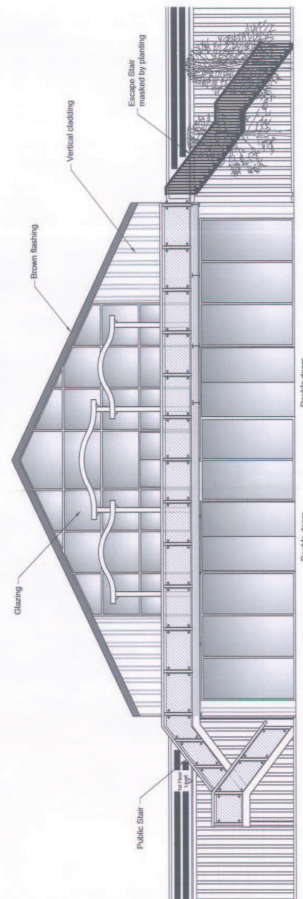
Steam and Moorland  
Malton Road, Pickering  
Garden Centre  
Phase III  
Infill Building  
Elevations  
Sheet 1 of 2  
Drawn by: AM  
Checked by: AM  
Approved by: AM  
Date: 16/07/2009  
Preliminary  
Drawing Number: C834-001  
© maltech (UK) Ltd  
Company No. 012104



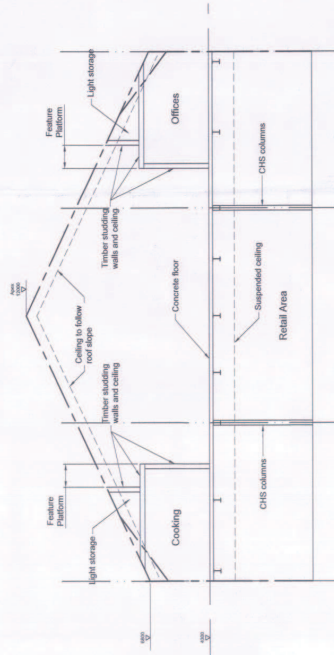
Existing Rear Elevation  
Scale 1:200



Proposed Rear Elevation  
Scale 1:200



Proposed Rear Elevation  
Scale 1:100



Typical Section  
Scale 1:100

Rev	Date	Description	SG	AM	Drn	Chkd
A	15/07/11	Revision measurements				

**maltech**  
Chartered Structural Engineers  
1 Newgate,  
North Yorkshire,  
YO17 7LF  
Tel: (01833) 622500  
Fax: (01833) 622506  
Email: mal@maltech.co.uk

Steam and Moorland  
Malton Road, Pickering

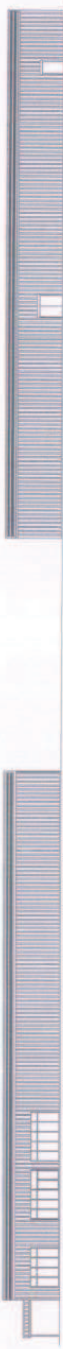
Garden Centre  
Phase III

Infill Building  
Elevations  
Sheet 2 of 2

Drawn By	Checked By	Approved By
SG	AM	AM
Scale	Date	Issue
1:100	16/07/2009	Preliminary
Drawing Number	Revision	
<b>C834-002</b>	<b>A</b>	
© Maltec Ltd, 2011		

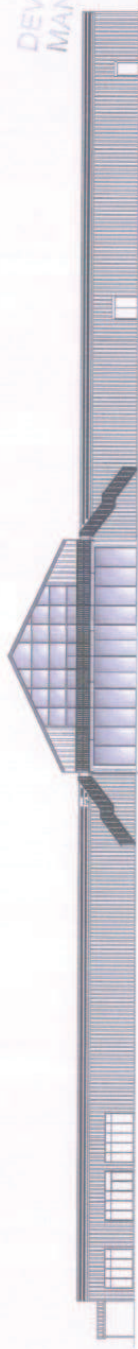






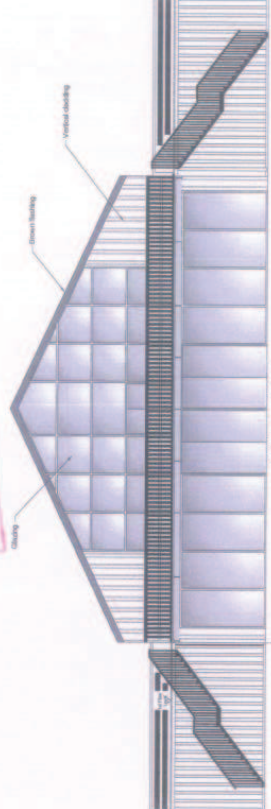
Existing Rear Elevation  
Scale 1:500

11/00744/33A.  
RYEDALE DM  
21 SEP 2011  
DEVELOPMENT  
MANAGEMENT



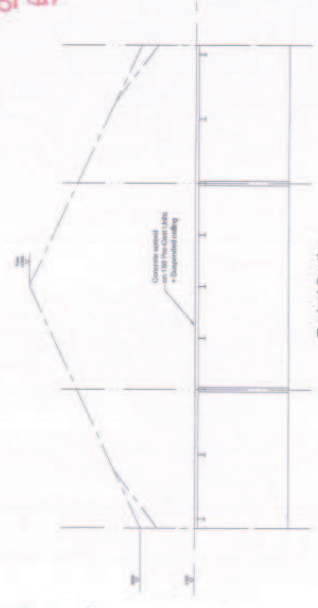
Proposed Rear Elevation  
Scale 1:500

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Proposed Rear Elevation  
Scale 1:100

FOR INFORMATION ONLY  
ORIGINALLY APPROVED  
ELEVATIONS



Typical Section  
Scale 1:100

**maltech**  
Chartered Structural Engineers  
1 The Quadrant,  
North Yorkshire,  
YO7 7LP  
Tel: 01904 200000  
Fax: 01904 200000  
Email: maltech@maltech.co.uk

Shearn and Moorland  
Mellon Road, Pickering  
Garden Centre  
Phase III

Infill Building  
Elevations  
Sheet 2 of 2

Drawn by	AM	Checked by	AM
Date	18/07/2009	Issue	Preliminary
Project No.	C834-002	Client	RYEDALE DM

NO OBJECTION

Glenys Yates

SMC

**From:** Pickering Town Council [townclerk@pickering.gov.uk]  
**Sent:** 22 July 2014 08:36  
**To:** Development Management  
**Subject:** Recent planning applications: Pickering

RYEDALE DM  
22 JUL 2014  
DEVELOPMENT  
MANAGEMENT

The council has no objections to the planning applications listed below:

- \* a) 14/00692/73A - variation of Condition 5 of approval 11/00749/73A dated 9 December 2011 as follows - replace "ground floor of the building(s)" by "ground floor of the building" and amend reason by replacing "in order to comply with PPS4" by "in order to comply with National Planning Policy Framework", Steam and Moorland Garden Centre, Malton Road;
- b) 14/00695/FUL - installation of automatic doors to west elevation to replace existing manual doors at Ropery House, RDC Area Office, The Ropery;
- c) 14/00691/HOUSE - erection of part single storey/part two storey side and rear extensions to Brookfield, Eastgate;
- d) 14/00699/FUL - replacement of existing hardwood windows on south elevation of aluminium double glazed unit and replacement of UPVC windows in bay window with aluminium double glazed units together with installation of flat roof on bay window at Ryedale Swimming Pool, Mill Lane;
- e) 14/00735/FUL - erection of a general purpose agricultural/horticultural storage building at Rogers Garden Centre, Malton Road;
- f) 14/00724/LBC - retention of repaired and repointed stonework without the requirement to apply a limewash or mineral paint and replacement of the existing single glazed dormer windows with double glazed timber dormer windows of the same dimensions on the front (east) elevation, 19 Castlegate.
- g) 14/00748/GUL - erection of extension to existing livestock building at Leas Farm Cabin, Leas Lane.

Andrew Husband  
Clerk to Pickering Town Council

# Agenda Item 7

**Item Number:** 7  
**Application No:** 14/00697/FUL  
**Parish:** Norton Town Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Paul Sedman  
**Proposal:** Demolition of 2no. buildings  
**Location:** ATS Euromaster 25 - 27 Commercial Street Norton Malton North  
Yorkshire YO17 9HX

**Registration Date:**  
**8/13 Wk Expiry Date:** 15 August 2014  
**Overall Expiry Date:** 30 July 2014  
**Case Officer:** Charlotte Cornforth **Ext:** 325

## CONSULTATIONS:

**Parish Council** No objection  
**Building Conservation Officer** No objection

## Neighbour responses:

.....

## SITE:

The proposed site is the old ATS Euromaster site at 25-27 Commercial Street. It is located within the Norton Conservation Area and within Flood Zones 2 and 3 as defined by the Environment Agency.

## HISTORY:

The relevant history in relation to the site is:

- 13/01357/FUL - Building Adj To 27 Commercial Street, Norton - Planning permission granted - Demolition of workshop.

## PROPOSAL:

Members are advised that this application has been referred to Planning Committee as the site is co-owned by an elected member of Ryedale District Council and her husband. Planning permission is sought for the demolition of two buildings.

## APPRAISAL:

The main consideration to be taken into account when considering the proposal is:

- i. Impact upon the character of the Norton Conservation Area

The two relatively large brick and metal and sheeted buildings proposed to be demolished are located to the north east of the site. They are now redundant following the ATS Euromaster not being a functional business on the site. The Building Conservation Officer and Case Officer consider that the two buildings do not contribute towards the character of the Norton Conservation Area. Therefore their demolition is considered to be acceptable. This is subject to the site being left in a clean and tidy state. A condition will be attached to the decision notice to ensure that this happens.

Norton Town Council has raised no objection to the proposal.

---

PLANNING COMMITTEE  
27 August 2014

In light of the above considerations, the demolition of two buildings is considered to satisfy the relevant policy criteria outlined within Policies SP12 and SP19 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

National Planning Policy Framework

National Planning Policy Guidance

**RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2            Within three months of the commencement of the demolition of the building hereby approved, all materials shall be removed, and the site shall be left in a clean and tidy condition.

Reason: In the interests of maintaining the character of the conservation area, and to satisfy the requirements of section 12 of the National Planning Policy Framework.

**Background Papers:**

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties



13A, COMMERCIAL STREET, NORTON, MALTON, YO17 9HX

Blue Area = owed land

Red Area = to be demolished



Promap

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Margaret Mackinder, Chartered Architect  
Wyville House, The Lawns, Slingsby, YORK YO62 4AW

RYEDALE DM

20 JUN 2014

DEVELOPMENT  
MANAGEMENT



ATS YARD  
27 Commercial Street  
Norton  
Malton  
NYKS 40179HY

18 June 2014

EMF DALE DM

Dear Sir

20 JUN 2014  
DEVELOPMENT  
MANAGEMENT

Demolition of 2 units 27 Commercial Street

I would like to justify why I would like to demolish two buildings on this plot of land. This is a conservation area and the ATS yard commercial buildings certainly do not enhance the area.

The ATS closed some years ago and the site has become unused, unsightly and redundant. The site is attracting petty crime and drugs in to the area.

We hope to develop the area which would be more suited to this location rather than a commercial unit

The buildings are of no merit and of no significant interest

I hope you will consider my request favourably  
Yours faithfully

P. Searman

ce

No objection

# NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney

Tel/Fax: 01653 695348  
Council Chamber and Office  
The Old Courthouse  
84B Commercial Street  
Norton-on-Derwent  
Malton  
North Yorkshire YO17 9ES



23 July 2014

Head of Planning Services,  
Ryedale District Council.  
Ryedale House,  
Malton.  
YO17 7HH

RYEDALE DM  
25 JUL 2014  
DEVELOPMENT  
MANAGEMENT

Dear Sir,

## PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 21 July 2014 the Town Council made the following recommendations in respect of the applications listed below:-

14/00697/FUL

Demolition of 2no. buildings.  
ATS Euromaster, 25 – 27 Commercial Street, Norton, Malton, YO17 9HX  
For: Mr Paul Sedman  
RESOLVED No Objection to the demolition.

14/00708/73A

Variation of condition 18 of approval 10/00025/MFUL dated 16.06.2010 to state "no deliveries to the foodstore shall be taken or dispatched from application site other than during the hours of 06.00 – 22.00 on any day" additional of one hour to the delivery period.  
Lidl Foodstore, Welham Road, Norton, Malton, North Yorkshire, YO17 9DP  
For: Lidl UK GmbH (Mr Chris Blyth)  
RESOLVED Recommend Approval.

14/00760/HOUSE

Erection of two storey extension to south-east elevation, single storey extension to north-west elevation and alterations to attached garage to form additional domestic living space.  
Cheese Cake Farm, Beverley Road, Norton, YO17 9PJ  
For: Mr & Mrs G Robinson.  
RESOLVED Recommend Approval.

Yours sincerely,

Ros Tierney  
Town Clerk

E. Mail: [norton.tc@btconnect.com](mailto:norton.tc@btconnect.com)

# Agenda Item 8

**Item Number:** 8  
**Application No:** 14/00747/FUL  
**Parish:** Malton Town Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Glenn Lewins  
**Proposal:** Change of use of retail premises (Use Class A1) to a taxi booking office with customer waiting room.  
**Location:** 6-8 Railway Street Malton North Yorkshire YO17 7NR

**Registration Date:**  
**8/13 Wk Expiry Date:** 8 September 2014  
**Overall Expiry Date:** 22 August 2014  
**Case Officer:** Helen Bloomer **Ext:** 328

## CONSULTATIONS:

<b>Parish Council</b>	No views received to date
<b>Mr Jim Shanks</b>	No views received to date
<b>Highways North Yorkshire</b>	No Objection
<b>Environmental Health Officer</b>	No views received to date
<b>Building Conservation Officer</b>	No Objections

**Neighbour responses:** Tobias Burckhardt, Sophie Millichamp, Lisa Ridsdale, Samantha Read, Mrs Yvonne Barber,

---

## SITE:

The application site is 6 - 8 Railway Street, within the Conservation Area of Malton. The site is within the boundaries of Malton Town Centre Commercial Limits as depicted in the Ryedale Plan - Local Plan Strategy. Although the site is within Malton Town Centre, it is not a Primary Retail Floor Space. The application site is within the boundary of the Malton's Air Quality Management Area.

To the east of the site is an existing taxi rank which operates between the hours of 18.00 and 08.00.

## PROPOSAL:

Planning approval is sought for the change of use of the empty unit from A1 (Retail) to a taxi booking office and customer waiting area (Sui Generis). This application does not propose any alteration to the exterior of the building and does not include any proposed advertisement. Internally one half of the premises would serve as the counter and waiting area and the other half would operate as the Business Office.

It is proposed that six vehicles would operate from the premises and would primarily serve Malton, Norton and the surrounding villages. The vehicles would wait at the Market and the Train Station Rank. In addition the vehicles would use the Railway Street Rank between 18.00 and 06.00.

The walk in booking hours would be Monday to Thursday 05.00am to 1.00am Monday to Thursday and 05.00am to 03.00am Friday to Saturday.

## **HISTORY:**

No previous application has been made on the site:-

## **APPRAISAL:**

The application will be assessed against the following:-

- i) Policy;
- ii) Highway Safety;
- iii) Impact on the Air Quality Management Area;
- iv) Residential Amenity;
- v) Impact on the Conservation Area; and
- vi) Other Issues

### i) Policy

The Ryedale Plan - Local Plan Strategy is the Development Plan and within it sets out the opportunities for growth. Policy SP1 (Guiding Development and Growth) supports developments that come forward within the Principle Town of Malton, of which the site is, which maintains the vitality and viability of the town centre. Although Policy SP7 (Town Centre and Retailing) seeks to retain primary retail units, the application site, despite being within the central commercial limits, is not a primary retail unit.

Nevertheless, it is still important to consider whether the loss of a retail unit would have a negative impact on the viability and vitality of Malton Town Centre. Following a survey of the number of empty units within Malton Town Centre, it was concluded that at the time of writing, that there were approximately eleven empty units, not including the application site. It is therefore proposed that the loss of one retail unit would not be detrimental to the viability and vitality of the Town Centre, but would rather have a positive impact by facilitating growth.

A letter of support has been received by the Fitzwilliam Malton Estate. As the landowner, they support the change of use as the property has been vacant since October 2013. The landowner has advertised the site since October 2013 by virtue of advertisement online and by use of a letting board on the premises. Within that time only three other interested parties have shown interest in the site, two of which were interested in the site for A1 purposes.

It is suggested that the proposed change of use would comply with the aims of both Local and National Policies and that the principle of the planning application is considered acceptable.

### ii) Highway Safety

Two of the letters of objection received by the Local Planning Authority have raised concern that the proposed change of use would result in vehicles double parking when collecting customers which would, in turn, result in congestion and a possible highway safety issue.

The Highway Authority has been consulted on the application and has raised no objection nor have they recommended any conditions. They make note of the existing taxi rank, marked bays adjacent to the application site which the vehicles would be eligible to use, as well as the private parking nearby owned by the Fitzwilliam Malton Estate. The Highway Authority request that it be noted that Hackney Carriages are legally allowed to pick up a fare on the roadside if displaying for hire and also collect a pre-booked fare. If the fare is waiting within the proposed booking office, it is in no effect different than a private address.

With no objection from the Highway Authority, it is considered that the issue of highway safety would not be a sustainable reason to refuse this application.

iii) Impact on Air Quality Management Area

One of the complainants raised objection to the principle of a taxi booking office within an Air Quality Management Area and the impact that the repetitive action of collecting customers from outside of the booking office.

The Councils Environmental Health Officer was consulted and has raised no objection to the proposal. It is not considered that the intended use would have an adverse impact on the Air Quality Management Area. It is therefore considered that the proposal would comply with the aims of Policy SP17 (Managing Air Quality, Land and Water Resources) of the Ryedale Plan - Local Plan Strategy.

iv) Residential Amenity

There are no residential properties within the immediate vicinity of the application site which are likely to be affected by the granting of planning permission for the proposed change of use.

Although not a residential property, the owners of TVC Electrical has raised concern that the proposed change of use to a taxi booking office would result in damage to their premises. It is considered that given that there is an existing taxi rank adjacent to the site, the creation of a booking office would not exacerbate the existing situation to an extent that it would justify refusing the application. It is therefore considered that attaching a condition requesting the applicant to install CCTV would not meet the test of Use of Conditions in Planning Permissions as set outlined in the National Planning Policy Guidance.

The Environmental Health Officer does consider that due to the lack of immediate residential properties, and the existing taxi rank, the proposed change of use from A1 to a taxi booking office would not be detrimental, to the surrounding area.

Due to the concerns of the objectors that the proposed change of use could encourage anti social-behaviour, the Police Liaison Officer has been consulted. However, at the time of writing no comments had been received. Members will be updated at the Planning Committee.

v) Impact on the Conservation Area

The application site is situated within the Malton Conservation Area. This application is not seeking to make any alterations to the exterior of the building. Members may note that included within the Schedule of Use, the applicant makes reference to a small sign giving the companies name and contact details on each window. It is recommended that an informative is attached outlining that if Members are minded to approve the application for the change of use, the applicant should contact the Local Planning Authority to discuss if an application would need to be made for Advertisement Consent.

The Building Conservation Officer raises no objection to the proposal.

vi) Other Issues

One of the objectors considered that granting permission for a taxi booking office so close to an existing taxi rank would give the occupants an unfair advantage. Members will be aware that the creation of competition between businesses is not a material planning consideration and should form no part of their assessment of this application.

An objection received raised concern over the impact a radio mast would have on how their business operates. Again, this is not considered to be a material planning consideration and should carry no weight in assessing the merits of this application.

It is considered that the change of use complies with both Local and National Planning Policies. Accordingly, in view of the significant benefits of the change of use in terms of employment and the use of a long term unoccupied unit, it is recommended that permission is granted subject to the relevant conditions.

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP7 Town Centres and Retailing  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework

**RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2            The development hereby permitted shall be carried out in accordance with the following approved plans;

Kappa's Cars Schedule of Use and Internal Layout as received by the Local Planning Authority on the 14 July 2014

Reason: For the avoidance of doubt and in the interests of proper planning.

**INFORMATIVE:**

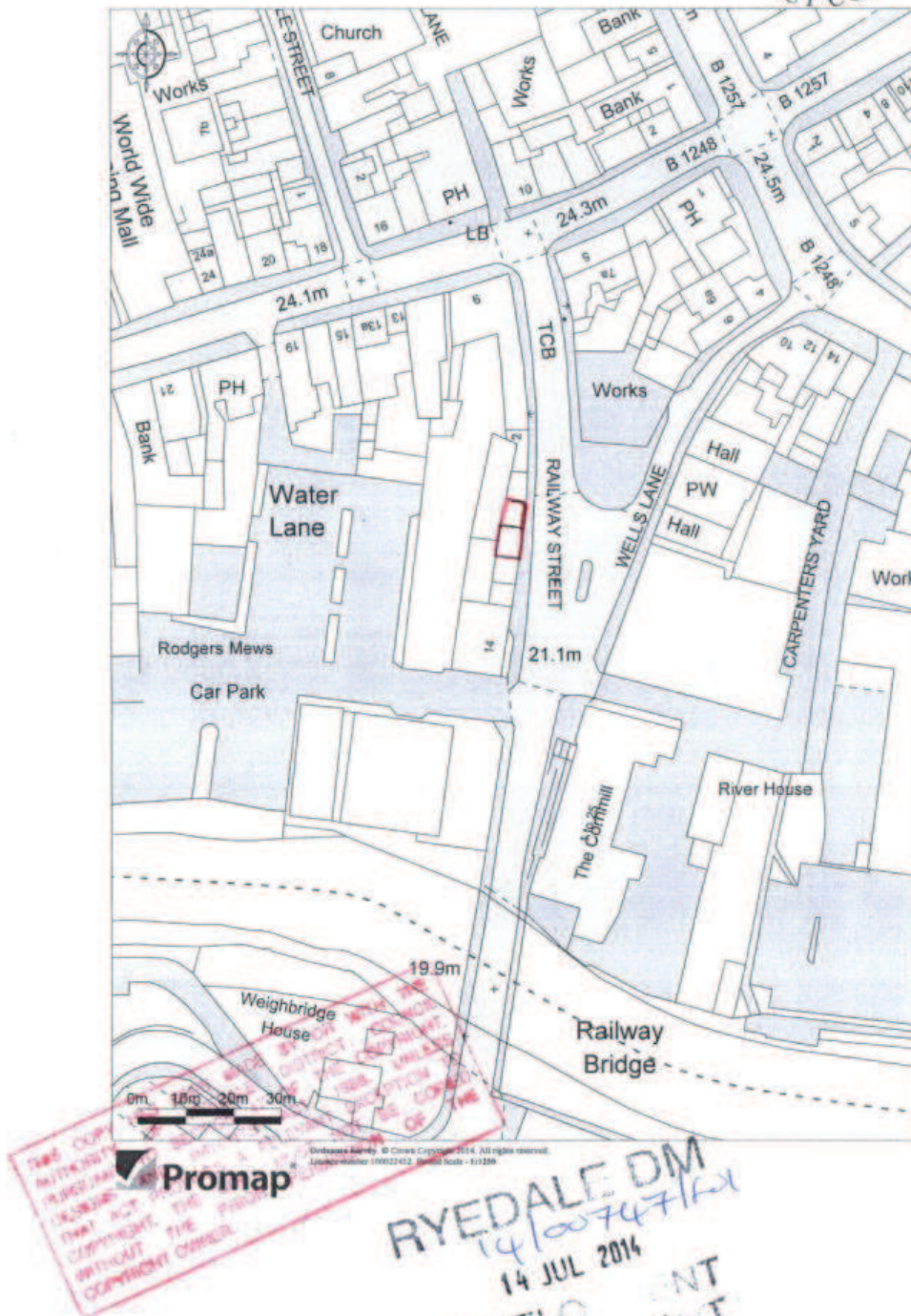
1            The change of use hereby permitted does not give any consent for display of any advertisement. If the applicant intends to display any form of advertisement, then they should contact the Local Planning Authority to discuss if a separate application for Advertisement Consent needs to be made.

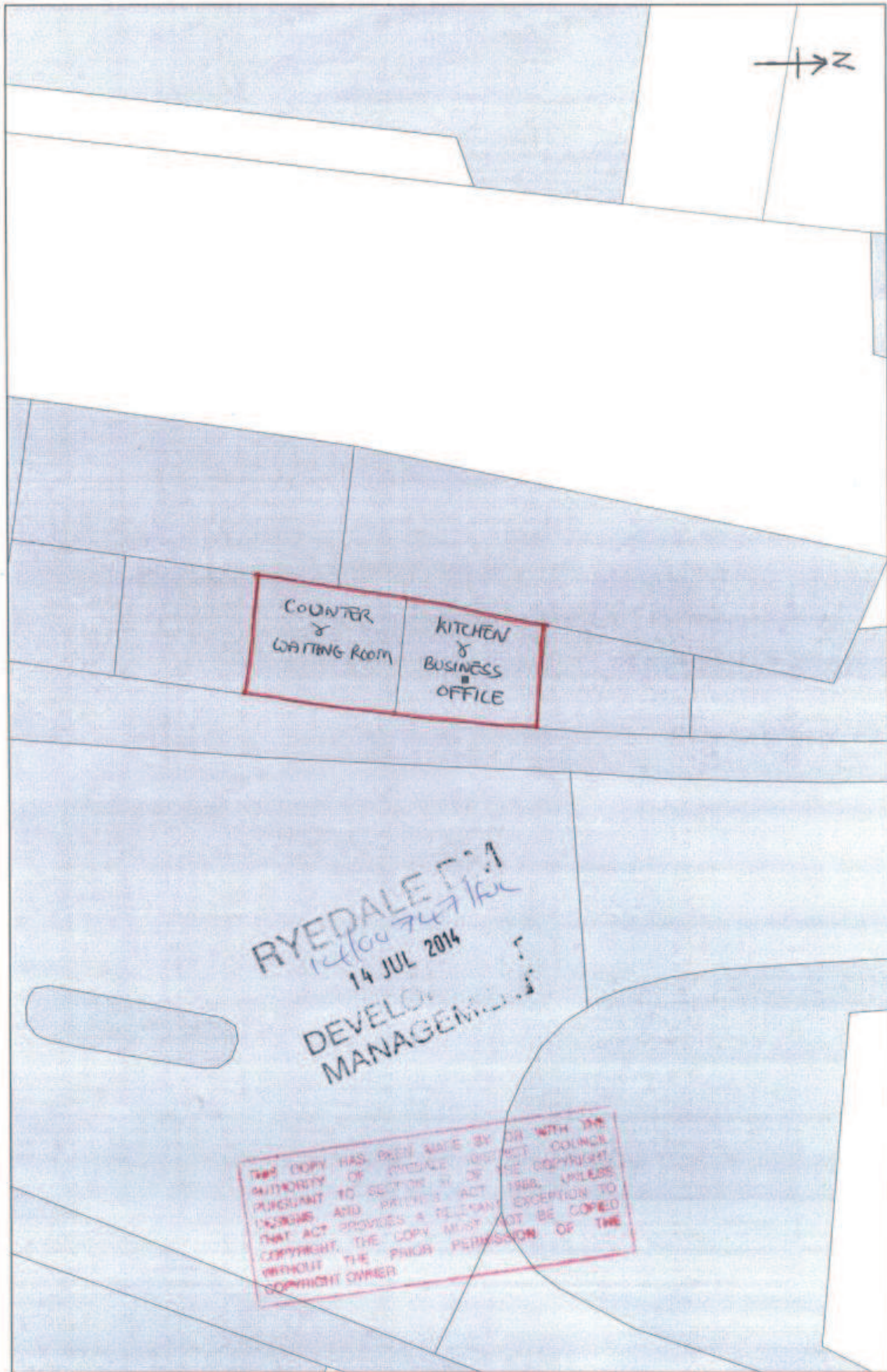
**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties



6 Railway Street  
Malton







## KAPPA'S CARS

We will be running about 6 vehicles from the said premises and serving Malton, Norton and the surrounding villages

All our vehicles will be licensed hackney carriages and licensed by Ryedale District Council

Aiming at targeting Malton and Norton's residents and also visitors to the Ryedale area.

Providing airport transfers, covering Malton and Norton's night time trade, giving customers transport to and from restaurants, pubs, cinema, events at the Milton Rooms, weddings, B & B's etc for Malton, Norton and surrounding areas

Our hackney carriages will be found on the Market Place Taxi Rank and the Train Station Rank during the day and night. Also using the Railway Street Rank between 18.00 and 06.00

## SCHEDULE OF USE

We would like to use the said premises as a booking office and waiting room (without toilet facilities) for the following

- Waiting room
- Telephone bookings
- E-mail bookings
- Facebook Messenger
- Twitter

Booking office hours would be : MONDAY TO THURSDAY from 05.00 to 01.00 am and FRIDAY TO SATURDAY from 05.00 to 03.00 am.

Making use of the Night Rank outside on Railway Street between the hours of 18.00pm and 06.00 am which isn't currently used by many taxis.

Our vehicles will be using Malton Station Taxi Rank during the day and respond to calls from the office from customers requesting a taxi

The shop front will have a small sign displaying (KAPPA'S CARS TAXI) above each window including phone numbers etc advertising our company

RYEDALE DM  
14 JUL 2014 7/12  
DEVELOPMENT  
MANAGEMENT

We will be running about 6 cars from said premises serving Malton, Norton and the surrounding villages

All our vehicles will be licensed hackney carriages and licensed by Ryedale District Council

Aiming at targeting Malton and Nortons residents and visitors to the Ryedale area

Offering airport transfers, covering Malton and Nortons night time trade, giving customers transport to and from restaurants, pubs, cinema, events at the Milton Rooms, weddings and B&B's in the surrounding areas

Our Hackney Carriages will be located on the Market Place Taxi Rank and the Train Station Taxi Rank during the day and night and on the rank on Railway Street between 18.00 and 06.00

#### SCHEDULE OF USE

- We would like to use said premises as a booking office and waiting room without toilet facilities for the following
- Telephone Bookings
- E- mail Bookings
- Facebook Messenger
- Twitter

Walk in booking office hours of opening would be Monday to Thursday 05.00 to 01.00 and Friday and Saturday 05.00 to 03.00 making use of the Night rank outside on Railway Street between the hours of 18.00 and 06.00 which isn't currently used by our vehicles. Our vehicles will be using Malton Station Taxi Rank during the day and called to the office at a customers request for transport

Shop front will have a small sign displaying Kappa's Cars above each window including phone numbers etc advertising our company

# Agenda Item 9

**Item Number:** 9  
**Application No:** 14/00709/MFUL  
**Parish:** Sand Hutton Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** JFS Gravel Pit Farm Biogas Ltd  
**Proposal:** Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon  
**Location:** Gravel Pit Farm Sand Hutton York YO41 1LN

**Registration Date:**  
**8/13 Wk Expiry Date:** 25 September 2014  
**Overall Expiry Date:** 7 September 2014  
**Case Officer:** Alan Hunter **Ext:** Ext 276

## CONSULTATIONS:

<b>Countryside Officer</b>	No views received to date
<b>Environmental Health Officer</b>	No views received to date
<b>Tree &amp; Landscape Officer</b>	Recommend conditions
<b>Parish Council</b>	Object
<b>Sustainable Places Team (Yorkshire Area)</b>	Object
<b>Parish Council</b>	No views received to date
<b>Land Use Planning</b>	No Comments Required From Yorkshire Water
<b>Northern Gas Networks</b>	No views received to date
<b>Highways Agency (Leeds)</b>	No objection
<b>Health And Safety Executive</b>	Does not advise against
<b>Highways North Yorkshire</b>	No Objection In Principle – Further clarification sought

**Neighbour responses:** R F Pearce, Mr Dick Tagg, Alan Black, B Lumley-Holmes, Mr Edward Walker, Mrs Valerie Smith, Ian H Scothern, Mr Stephen Denison, Mr Ian Holmes,

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## INTRODUCTION:

Members may be aware that the Council has received a major application at Gravel Pit Farm, Sand Hutton from JFS Gravel Pit Farm Biogas Ltd for the following proposal:-

14/00709/MFUL - Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon.

Consultation responses are currently awaited on the application and it has already been identified that further information is required from the applicant in relation to several different aspects of the proposal.

**The application is not presented for any formal decision to be made at this meeting.**

The site is located approximately 1.2km to the west of Sand Hutton within the open countryside.

The proposal, because of its size and nature is a 'major' planning application. The Government has recently announced in relation to performance indicators that Local Planning Authorities could lose the right to determine 'major' application received if it fails to determine at least 40% of these types of applications within 13 weeks.

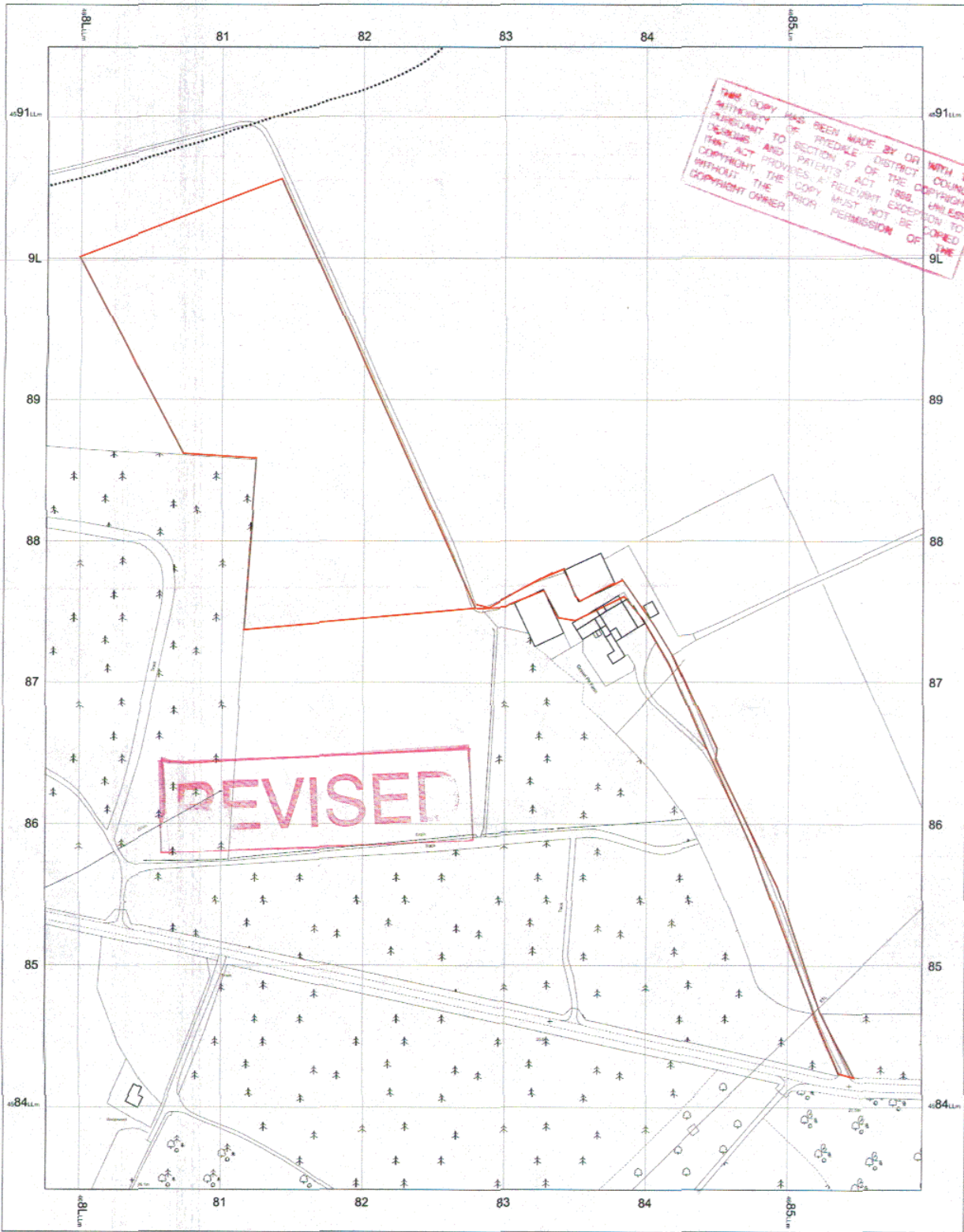
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**PLANNING COMMITTEE**  
**27 August 2014**

Therefore, in order to ensure that if a decision is required by Planning Committee, this is reached before the expiry date of the application on 25 September 2014. As such, it would be necessary that this planning application to be determined at the next Planning Committee meeting on 23 September 2014.

If this is the case (and in advance of that meeting), Members may wish to inspect the site prior to making a final decision. This can be achieved by a 'formal' site visit (date to be agreed).

**RECOMMENDATION:**                      **Site Inspection**



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REVISED



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# Agenda Item 10

**Item Number:** 10  
**Application No:** 14/00734/MFUL  
**Parish:** Gilling East Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Mr Ian Mosey  
**Proposal:** Establishment of a farmstead to include erection of a four bedroom agricultural workers dwelling with detached double garage/store with room above, erection of cattle shed and machinery/feed store and excavation of an attenuation basin/pond, formation of stoned area for external feed storage & vehicular access and landscaping.  
**Location:** OS Field No 1811 Cawton Road Gilling East Helmsley

**Registration Date:**  
**8/13 Wk Expiry Date:** 7 October 2014  
**Overall Expiry Date:** 18 August 2014  
**Case Officer:** Matthew Mortonson **Ext:** 332

## CONSULTATIONS:

<b>Parish Council</b>	No views received to date
<b>Property Management</b>	No views received to date
<b>Highways North Yorkshire</b>	No views received to date
<b>Howardian Hills AONB JC</b>	Significant concerns about the scale of the development
<b>Tree &amp; Landscape Officer</b>	Recommend conditions
<b>Countryside Officer</b>	No views received to date
<b>Environmental Health Officer</b>	No comments to make
<b>Land Use Planning</b>	No views received to date
<b>Vale Of Pickering Internal Drainage Boards</b>	No objection

**Neighbour responses:** Ms Louise Legard,

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## INTRODUCTION:

Members may be aware that the Council has received a major application at Gilling East from Mr I Mosey for the following proposal:-

**14/00734/MFUL:** Establishment of a farmstead to include erection of a four bedroom agricultural workers dwelling with detached double garage/store with room above, erection of cattle shed and machinery/feed store and excavation of an attenuation basin/pond, formation of stoned area for external feed storage & vehicular access and landscaping - OS Field No 1811, Cawton Road, Gilling East

**The application is not presented for any formal decision to be made at this meeting.**

The site is located approximately 0.6km to the east of Gilling East within the Howardian Hills Area of Outstanding Natural Beauty (AONB).

The proposal is to construct a detached agricultural worker's dwelling, garage, outbuildings and two farm buildings.

The proposal, because of its size and nature, is a 'major' planning application. The Government has recently announced in relation to performance indicators, that Local Planning Authorities could have

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**PLANNING COMMITTEE**  
**27 August 2014**

the right to determine “major” applications removed if they fail to determine at least 40% of these types of applications within 13 weeks.

Therefore, in order to ensure that a decision is reached before the expiry date of the application on 7 October 2014, it is necessary that this planning application will need to be determined at the next Planning Committee meeting on 23 September 2014.

In advance of that meeting, however, officers have considered whether Members may wish to inspect the site prior to making a final decision. This can be achieved by either a ‘formal’ site visit (date to be agreed), or alternatively given the site’s proximity to the main highway, Members may wish to acquaint themselves with the site and its surroundings.

Recommendation

Members consider the need for a Site Inspection prior to the next Planning Committee meeting scheduled for 23 September 2014.

**RECOMMENDATION:                      Site Inspection**



**NOTES**

Do not scale from this drawing unless for planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read from the drawings. The contractor is to be responsible for any discrepancies between drawings & to be brought to the attention of Smiths Gore prior to the commencement of any fabrication or building works. This drawing is the property of Smiths Gore and may not be reproduced without their expressed permission.

**REVISIONS**

REV	NOTE / DRAWN BY	DATE
1	THE LAND OWNERSHIP ADDRESS - PSB	25-06-14

THIS DRAWING HAS BEEN MADE BY OR WITH THE ASSISTANCE OF THE ARCHITECT'S OFFICE. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING UNLESS THE ARCHITECT HAS GIVEN HIS WRITTEN PERMISSION TO THE CONTRARY.

RYEDALE MANAGEMENT LIMITED  
15/06/2014



**PROJECT TITLE**  
PROPOSED NEW FARM  
CAWTON ROAD, GILLING EAST

**CLIENT**  
MR IAN MOSEY

**DRAWING TITLE**  
Location Plan

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:2500@A3	104-1069/ 00	A	

**DRAWING STATUS**  
PLANNING

**DRAWN BY**  
PSB

**CHECKED BY**  
PNH

**DATE**  
FEB 14



— LAND OWNED BY APPLICANT  
— PROPOSED SITE BOUNDARY



**NOTES**



1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT A FINAL DEVELOPMENT PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	14/07/2014	ISSUED FOR COMMENT
2	14/07/2014	ISSUED FOR COMMENT



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 Agricultural Land Owned by Applicant  
 Agricultural Land Rented by Applicant

**Option Sites**

A - Preferred, as application.  
 B - Discouraged  
 C - Discouraged  
 D - Discouraged

RYEDALE  
14/07/2014  
-8 JUL 2014  
DEVELOPMENT  
MANAGEMENT



PROPOSED NEW FARM  
 CANTON ROAD, GILLING EAST  
 NIJIAN MOSEY

REVISION NO.	DATE	DESCRIPTION
1	14/07/2014	ISSUED FOR COMMENT
2	14/07/2014	ISSUED FOR COMMENT



# Agenda Item 12

## RYEDALE DISTRICT COUNCIL

### APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

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- 1.**  
**Application No:** 13/00898/FUL **Decision: Refusal**  
**Parish:** Thornton-le-Dale Parish Council  
**Applicant:** Mr Michael Morley  
**Location:** Land At Broadmires Lane Thornton-Le-Dale Pickering North Yorkshire  
**Proposal:** Siting of a 3 bedroom mobile home for use as a temporary agricultural worker's dwelling with formation of hardstanding and 2no. parking spaces.
- 
- 2.**  
**Application No:** 13/00904/FUL **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr J Webster  
**Location:** 75-77 West End Kirkbymoorside YO62 6AD  
**Proposal:** Sub-division of existing three bedroom dwelling to form 2no. one bedroom dwellings to include erection of part two-storey/part single-storey rear extensions
- 
- 3.**  
**Application No:** 13/01087/FUL **Decision:**  
**Parish:** Burythorpe Parish Council  
**Applicant:** F J Hodsmen & Sons  
**Location:** Woodyard Barns Ruffin Lane Eddlethorpe Malton North Yorkshire  
**Proposal:** Change of use and alteration of agricultural buildings to form 2no. 2-bedroom dwellings and 1no. 3-bedroom dwelling with associated parking
- 
- 4.**  
**Application No:** 13/01341/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr John Watson  
**Location:** 24 Piercy End Kirkbymoorside YO62 6DF  
**Proposal:** Demolition of redundant two storey outbuilding and erection of single storey replacement outbuilding,
- 
- 5.**  
**Application No:** 13/01343/FUL **Decision: Approval**  
**Parish:** Marishes Parish Meeting  
**Applicant:** Mr & Mrs Peter Morley  
**Location:** Agricultural Building At Deerholme Farm Thornton Lane High Marishes Malton North Yorkshire  
**Proposal:** Change of use, alteration and extension of agricultural building to form a two bedroom dwelling to include erection of a part two storey/part single storey extension, amenity area and parking spaces.
- 
- 6.**  
**Application No:** 13/01413/LBC **Decision: Approval**  
**Parish:** Thornton-le-Dale Parish Council  
**Applicant:** Mr Robert Hayne  
**Location:** Summer Tree Farm Thornton Lane High Marishes Malton North Yorkshire YO17 6UH

**Proposal:** Internal alterations to include enlargement of opening between kitchen and adjacent room to form kitchen/breakfast room, reinstatement of doorway instead of archway between kitchen and utility room and amalgamation of two first floor bedrooms to form one bedroom with ensuite.

---

7.

**Application No:** 14/00078/FUL **Decision: Approval**  
**Parish:** Flaxton Parish Council  
**Applicant:** Mr Gordon Barker  
**Location:** Beech Lea Cross Lane Flaxton Malton YO60 7QZ  
**Proposal:** Erection of a four bedroom detached dwelling following demolition of existing dwelling, garage and outbuilding

---

8.

**Application No:** 14/00088/LBC **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** The Hovingham Estate (Mr Rupert Drury)  
**Location:** Barns To Rear Of Ford View Brookside Hovingham Helmsley  
**Proposal:** Conversion, alteration and extension of 2 no. agricultural buildings to form 1 no. 2 bedroom dwelling to include erection of a single storey linking extension and installation of 3 no. rooflights to the northern roof slope of Barn 'A', replacement of doors and windows and formation of internal dividing wall.

---

9.

**Application No:** 14/00117/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr Derek Kay  
**Location:** 87 West End Kirkbymoorside York YO62 6AD  
**Proposal:** Replacement of 4 no. windows to front elevation, 3 no. windows to side elevation, 4 no. windows to rear elevation and 1 no. attic gable window with timber double glazed windows together with replacement front entrance door.

---

10.

**Application No:** 14/00350/FUL **Decision: Approval**  
**Parish:** Acklam Parish Meeting  
**Applicant:** Mr & Mrs A Flint  
**Location:** Barns At Scamperdale Farm Main Street Acklam Malton North Yorkshire  
**Proposal:** Change of use and alteration of barns to form a three bedroom agricultural workers dwelling

---

11.

**Application No:** 14/00524/FUL **Decision: Refusal**  
**Parish:** Barton-le-Willows Parish  
**Applicant:** Mr A Ross  
**Location:** The Methodist Church And Garden Steelmoor Lane Barton Le Willows Malton  
**Proposal:** Change of use and alteration of chapel to a five-bedroom dwelling with parking and amenity area.

---

12.

**Application No:** 14/00551/LBC **Decision: Approval**  
**Parish:** Cropton Parish Council  
**Applicant:** Mr Alan Farrow  
**Location:** Holme House High Street Cropton Pickering North Yorkshire YO18 8HL

**Proposal:** Replacement of 4. no timber single glazed windows to the north elevation, 2. no timber single glazed casement windows to the rear elevation and 1. no timber single glazed sliding sash window to the rear elevation by 7. no timber double glazed windows alongside the refurbishment of the 4. no timber single glazed vertical sliding sash windows to the front elevation.

---

**13.**

**Application No:** 14/00553/FUL **Decision: Approval**  
**Parish:** Sproxton Parish Meeting  
**Applicant:** FJ Hugill T/A Hugill & Eaton (Mr Fraser Hugill)  
**Location:** Throstle Nest Farm Main Street Sproxton Helmsley YO62 5EQ  
**Proposal:** Erection of an agricultural building for the housing of livestock

---

**14.**

**Application No:** 14/00558/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Paley Bros  
**Location:** Land Adjacent Paley Hire Showfield Lane Malton North Yorkshire  
**Proposal:** Erection of block of 5 no. light industrial units, formation of street frontage forecourt area for use as vehicle, plant and machinery retail display and sales area together with formation of vehicular access

---

**15.**

**Application No:** 14/00589/TPO **Decision: Partial Approve/Refuse**  
**Parish:** Whitwell-on-the-Hill Parish Council  
**Applicant:** Mrs J Denton  
**Location:** North Lodge Main Street Whitwell On The Hill Malton YO60 7JJ  
**Proposal:** To fell T1 (Beech), T2(Sycamore), and T3(Beech) within TPO No. 304/2005.

---

**16.**

**Application No:** 14/00606/FUL **Decision: Approval**  
**Parish:** Sproxton Parish Meeting  
**Applicant:** Rosy Eaton & Fraser Hugill  
**Location:** Throstle Nest Farm Main Street Sproxton Helmsley YO62 5EQ  
**Proposal:** Demolition of existing farmhouse and erection of a four bedroom replacement dwelling

---

**17.**

**Application No:** 14/00615/HOUSE **Decision: Refusal**  
**Parish:** Norton Town Council  
**Applicant:** Mr & Mrs R.M. Jacques  
**Location:** 20 Field View Norton Malton YO17 9AZ  
**Proposal:** Erection of part two storey/part first floor extension to side and rear elevations.

---

**18.**

**Application No:** 14/00621/HOUSE **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wrelton Parish  
**Applicant:** Elizabeth Geisen  
**Location:** White Lodge Back Lane South Middleton Pickering North Yorkshire YO18 8NU  
**Proposal:** Erection of replacement front entrance porch

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**19.**

**Application No:** 14/00622/CLEUD **Decision: Approval**  
**Parish:** Norton Town Council



**Applicant:** ASDA Stores Limited  
**Location:** Asda Stores Norton Road Norton Malton North Yorkshire YO17 9RD  
**Proposal:** Certificate of Lawfulness in respect of building works as approved by application 07/00370/FUL dated 10.07.2007 were substantially completed more than four years before the date of this application.

---

**20.**  
**Application No:** 14/00631/LBC **Decision: Approval**  
**Parish:** Scampston Parish Council  
**Applicant:** Mr Christopher Legard  
**Location:** Icehouse At Scampston Hall Scampston Park Scampston Malton North Yorkshire  
**Proposal:** External and internal alterations to include restoration of ice-house entrance, installation of iron gate to passage entrance and installation of iron rail to internal viewing platform.

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**21.**  
**Application No:** 14/00635/LBC **Decision: Approval**  
**Parish:** Scampston Parish Council  
**Applicant:** Mr Christopher Legard  
**Location:** Field Building Scampston Park Scampston Malton North Yorkshire  
**Proposal:** Installation of glazed semi-circular windows and door to front elevation.

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**22.**  
**Application No:** 14/00636/HOUSE **Decision: Approval**  
**Parish:** Beadlam Parish Council  
**Applicant:** Mr R Howell  
**Location:** Southfields Main Road Nawton York YO62 7ST  
**Proposal:** Erection of detached garage and alterations to existing vehicular access

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**23.**  
**Application No:** 14/00645/LBC **Decision: Approval**  
**Parish:** Ampleforth Parish Council  
**Applicant:** Ampleforth Abbey Trust (Mr David C Read)  
**Location:** Bridge Abbey Precinct To Ampleforth Bank Ampleforth Helmsley  
**Proposal:** Repairs and alterations to footbridge to include erection of flight of steps perpendicular to the main span of the bridge to the south side

---

**24.**  
**Application No:** 14/00647/FUL **Decision: Approval**  
**Parish:** Thornton-le-Dale Parish Council  
**Applicant:** Mr & Mrs S Webster  
**Location:** Derwent House Farm Marishes Lane Low Marishes Malton North Yorkshire YO17 8SP  
**Proposal:** Change of use, alteration and extension of barn to form a two bedroom holiday letting unit with parking to include partial demolition and rebuilding

---

**25.**  
**Application No:** 14/00650/HOUSE **Decision: Approval**  
**Parish:** Heselton Parish Council  
**Applicant:** Mr Jack Newitt  
**Location:** Swallows Barn Church Lane East Heselton Malton North Yorkshire YO17 8RN  
**Proposal:** Alteration and extension of attached outbuilding to form additional domestic accommodation.

---

**26.**  
**Application No:** 14/00651/73A **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** McCarthy & Stone Retirement Lifestyles Ltd  
**Location:** North Riding Garages Ltd Eastgate Pickering North Yorkshire YO18 7EQ  
**Proposal:** Variation of condition 23 of approval 13/00582/MFUL dated 01.10.2013 to allow addition of drawing 1903-061 Rev.C - Roof Plan, relocation of sub-station; 1903-003 Rev E - Site Plan, 1903-053 temp D -Elevations - Sheet 1 -West Elev Planning Amends, 1903-008-Details to include the addition of a roof mounted air source heat pump, two additional windows on the western elevation and the re-location of the sub-station to the south eastern side

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**27.**  
**Application No:** 14/00657/HOUSE **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr C O'Neill  
**Location:** Milldale Main Street Sheriff Hutton YO60 6ST  
**Proposal:** Erection of carport to west elevation (revised details to approval 01/00241/FUL dated 08.05.2001).

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**28.**  
**Application No:** 14/00659/HOUSE **Decision: Approval**  
**Parish:** Ampleforth Parish Council  
**Applicant:** Mr & Mrs S Thompson  
**Location:** Stone House Main Street Ampleforth Helmsley YO62 4DA  
**Proposal:** Erection of single storey extension to the rear (revised details to refusal 12/01231/HOUSE dated 13.02.2013.

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**29.**  
**Application No:** 14/00662/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Inchcape Estates Ltd (Mr Derek Millican)  
**Location:** Malton Motors Ltd Car Showroom And Premises York Road Malton North Yorkshire YO17 6TB  
**Proposal:** Erection of front extension to showroom, alterations to fenestration and cladding of showroom facade with dark grey render feature panels

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**30.**  
**Application No:** 14/00664/HOUSE **Decision: Approval**  
**Parish:** Scrayingham Parish Council  
**Applicant:** Mr C. Beevers  
**Location:** Pear Tree Cottage Leppington Lane Leppington Malton North Yorkshire YO17 9RL  
**Proposal:** Erection of detached single garage.

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**31.**  
**Application No:** 14/00666/HOUSE **Decision: Approval**  
**Parish:** Oswaldkirk Parish Meeting  
**Applicant:** Miss Daisy Kneeshaw C/O Susan Brown (Deputy)  
**Location:** Holmecroft Manor View Oswaldkirk Helmsley YO62 5YJ  
**Proposal:** Erection of single storey extension to east elevation, front entrance foyer with canopy and alterations to fenestration together with raising of level of driveway to form level access, paving of driveway and erection of retaining walls (revised details to approval 13/00674/HOUSE dated 01.08.2013)

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**32.**  
**Application No:** 14/00668/HOUSE **Decision: Approval**  
**Parish:** Nawton Parish Council  
**Applicant:** Mr David Otterburn & Miss Donna Baines  
**Location:** 12 Station Road Nawton Helmsley YO62 7RG  
**Proposal:** Erection of part two storey/part single storey rear extension and carport to the side together with formation of vehicular access.

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**33.**  
**Application No:** 14/00669/FUL **Decision: Approval**  
**Parish:** Allerston Parish Council  
**Applicant:** Vale Of Pickering Caravan Park  
**Location:** Vale Of Pickering Caravan Park Allerston Lane Allerston Pickering North Yorkshire YO18 7PQ  
**Proposal:** Erection of single storey extension and lobby with external access ramp to existing reception/shop building to form shop extension and childrens indoor play area together with erection of single storey extension to toilet/shower block to provide additional toilet/shower facilities, wash up area, entrance lobby, plant room and store room.

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**34.**  
**Application No:** 14/00670/HOUSE **Decision: Approval**  
**Parish:** Welburn (Kirkbymoorside) Parish Meeting  
**Applicant:** Mr & Mrs Hardaker  
**Location:** Hulver Bank Starfits Lane Fadmoor Kirkbymoorside YO62 6JF  
**Proposal:** Erection of single storey extension to east elevation

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**35.**  
**Application No:** 14/00671/LBC **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wrelton Parish  
**Applicant:** Mr L Gibson  
**Location:** Fomer Smithy Wrelton Pickering North Yorkshire  
**Proposal:** Installation of steel frame support to sleeping loft (retrospective application)

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**36.**  
**Application No:** 14/00675/ADV **Decision: Refusal**  
**Parish:**  
**Applicant:** Fitzwilliam (Malton) Estate (Mr Keith Davis)  
**Location:** 43 Yorkersgate Malton North Yorkshire YO17 7AA  
**Proposal:** Display of 1no. externally illuminated hanging sign adjacent to the arched north elevation entrance door.

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**37.**  
**Application No:** 14/00682/LBC **Decision: Refusal**  
**Parish:**  
**Applicant:** Fitzwilliam (Malton) Estate (Mr Keith Davis)  
**Location:** 43 Yorkersgate Malton North Yorkshire YO17 7AA  
**Proposal:** Display of 1no. externally illuminated hanging sign adjacent to the arched north elevation entrance door.

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**38.**  
**Application No:** 14/00690/FUL **Decision: Approval**  
**Parish:** Birdsall Parish Council  
**Applicant:** Birdsall Estate Company Ltd  
**Location:** Aldro Farm Leavening Malton YO17 9SS

**Proposal:** Erection of an agricultural building for the housing of cattle.

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**39.**

**Application No:** 14/00691/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Frank  
**Location:** Brookfield Eastgate Pickering North Yorkshire YO18 7EH  
**Proposal:** Erection of part single storey/part two storey side and rear extensions.

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**40.**

**Application No:** 14/00712/FUL **Decision: Approval**  
**Parish:** Ganton Parish Council  
**Applicant:** Jew & RR Coopers & Sons (Mr Edward Cooper)  
**Location:** Windle Beck Farm Woodside Road To Windle Beck Ganton Scarborough North Yorkshire YO12 4NP  
**Proposal:** Erection of an agricultural building for the housing of livestock.

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**41.**

**Application No:** 14/00724/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Brian Fellowes  
**Location:** 19 Castlegate Pickering North Yorkshire YO18 7AX  
**Proposal:** Retention of repaired and repointed stonework without the requirement to apply a limewash or mineral paint and replacement of the existing single glazed dormer windows with double glazed timber dormer windows of the same dimensions on the front (east) elevation.

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**42.**

**Application No:** 14/00755/HOUSE **Decision: Approval**  
**Parish:** Settrington Parish Council  
**Applicant:** Mr John Osmond  
**Location:** The Chapel Chapel Road Settrington Malton North Yorkshire YO17 8NB  
**Proposal:** Erection of detached garden shed and 2m high screening fence to the rear boundary

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