

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 28 April 2015

Present

Councillors Burr MBE, Frank (Vice-Chairman), Goodrick, Hicks, Hope, Maud, Richardson, Sanderson, Windress (Chairman) and Woodward

Substitutes:

In Attendance

Jo Holmes, Gary Housden, Jill Thompson, Mel Warters, Rachael Balmer, Helen Bloomer, Daniel Wheelwright and Anthony Winship

Minutes

210 **Apologies for absence**

There was no apologies.

211 **Minutes of meeting held on 31 March 2015**

Decision

That the minutes of the Planning Committee held on 31 March be approved and signed by the Chairman as a correct record.

[For 6 Against 0 Abstain 2]

212 **Urgent Business**

There was no urgent business.

213 **Declarations of Interest**

Councillor	Application
Hicks	7,11,15,
Hope	11,14
Goodrick	11,13,16
Sanderson	11,14,15,16
Frank	11,14
Burr	11,14,16

Maud	11,15,16
Windress	14
Woodward	15

214 **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.

215 **15/00014/MFUL - Claxton Grange, Malton Road, Claxton, Malton**

15/00014/MFUL - Change of use with alterations of 13no. holiday cottages to form 1no. four bedroom dwelling, 4no. three bedroom dwellings, 7no. two bedroom dwellings and 1no. one bedroom dwellings with parking and amenity areas and communal facilities.

Decision		
PERMISSION GRANTED - Subject to conditions as recommended and completion of S106 agreement for an off-site financial contribution to Public Open Space.		
[For 9	Against 0	Abstain 0]

216 **15/00067/MFUL - Land North of Coulton Lane, Coulton, Helmsley**

15/00067/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 2no. livestock sheds and a machinery/feed store, formation of hard standing area for external feed storage and formation of 350m of access track to join to existing access track with amended vehicular access from Coulton Lane and landscaping of site.

Decision		
PERMISSION GRANTED - Subject to conditions as recommended.		
[For 7	Against 1	Abstain 0]

In accordance with the Members' Code Of Conduct Councillor Hicks declared a personal non pecuniary but not prejudicial interest.

217 **15/00210/MFUL - Highfield Grange, New Lane, Aislaby, Pickering**

15/00210/MFUL - Groundworks (retrospective) and erection of 1no.1600 pig finishing unit together with associated hardstanding and water tank.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

218 **14/01199/LBC - Harrison House, Norton Road, Norton, Malton**

14/01199/LBC - Soundproofing of 4 no. internal windows by infilling with sound grade plasterboard and timber stud, surfaced fixed.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

219 **14/01377/FUL - Land To Rear Of Hutton Brothers Car Sales, Railway Street, Slingsby**

14/01377/FUL - Erection of 1 no. 4 bedroom and 2 no. 3 bedroom dwellings and 2 no. detached carports for plots 2 and 3, together with change of use and alteration of existing outbuilding to form garage and workshop for plot 1, following demolition of existing lean-to outbuilding.

Decision

PERMISSION GRANTED - Against Officer Recommendation

Reasons: Members considered that the land to the rear of the former Hutton Brothers Car Sales premises did not exhibit the traditional burgage plot characteristics found elsewhere in the village and within the designated Conservation Area. The site was considered by Members, to be previously developed land and that the submitted scheme constituted an enhancement to the character of the Conservation Area at this point, notwithstanding officer concerns regarding detailed design aspects of the scheme. On balance therefore the scheme was considered to comply with Policies SP2, SP12, SP16 & SP20 of the adopted Ryedale Plan - Local Plan Strategy and that the duty conferred under Section 72 of The Planning (Listed Building and Conservation Areas) Act 1990 had been met.

[For 6

Against 2

Abstain 1]

220 **15/00152/73A - Steam and Moorland Garden Centre, Malton Road, Pickering**

15/00152/73A - Variation of Condition no.15 of approval 14/00692/73A dated 28.08.2014 - the removal of Drawing Nos. C834-001, C834-002 and C834-003 and replacement by Drawing Nos. 2225-201 Proposed Plans and Section and 2225-202 Proposed Elevations-amendments to building scale and elevation proportions.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

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

221 **15/00153/FUL - Land North Of Sewage Works, Mill Lane, Ampleforth**

15/00153/FUL - Erection of 6no. light industrial units (Use Class B1) with associated parking and alterations to access track to include widening of the entrance and formation of passing places (revised details to refusal 14/00114/FUL dated 16.09.2014).

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 6 Against 3 Abstain 1]

222 **15/00224/HOUSE - Knavesmire View, Back Lane, Harome, Helmsley**

15/00224/HOUSE - Erection of two storey extension to east elevation and single storey garden room extension to south elevation, following demolition of existing single storey extension.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10 Against 0 Abstain 0]

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

223 **15/00229/FUL - Land East of Rectory Lane, Nunnington**

15/00229/FUL - Erection of timber block of 1no. stable and tack room/feed store for private domestic use (revised details to refusal 14/00953/FUL dated 27.10.2014).

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 8 Against 2 Abstain 0]

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

224 **15/00317/HOUSE - Joiners, 75 Outgang Road, Pickering**

15/00317/HOUSE - Erection of first floor rear extension (resubmission of refusal 14/01406/HOUSE dated 19.02.2015).

Decision		
APPLICATION REFUSED - As recommended.		
[For 4	Against 4	Abstain 0]
Chairman had casting vote to refuse the application.		

In accordance with the Members' Code of Conduct Councillors Hicks, Woodward and Maud declared a personal non pecuniary but not prejudicial interest. Councillor Mrs Sanderson declared a personal and prejudicial interest and left the room.

225 **Local Plan Sites Document: Preferred Site Options (Pickering, Malton and Norton).**

Decision		
RECOMMENDATIONS AGREED		
(i) all of the sites in locations outside of the Market Towns and Service Villages (and not included in the tables within Appendix 2) are not taken forward as part of the site selection process;		
(ii) the summary of the Site Selection methodology and conclusions (Appendices 1 and 2) are made available for consultation;		
(iii) the site options listed in paragraph 6.24 are consulted on as development options for further residential land supply at Pickering and that Site 650 is identified as a preferred potential employment site in Pickering; and		
(iv) the site options listed in paragraph 6.39 are consulted on as development options for further residential land supply at Malton and Norton and that Sites 578 and 579 is identified as preferred options for potential employment sites for Malton and Norton		
[For 8	Against 1	Abstain 1]

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

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

There was no urgent business

227 **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.

The meeting close at 10pm