Planning Committee

held at Council Chamber, Ryedale House, Malton Tuesday 23 June 2015

Present

Councillors Burr MBE, Cleary, Cussons (Substitute), Farnell, Frank (Vice-Chairman), Hope, Jainu-Deen, Maud, Thornton and Windress (Chairman)

Substitutes: Councillor D Cussons

In Attendance

Jo Holmes, Jos Holmes, Gary Housden, Jill Thompson and Anthony Winship

Minutes

15 Apologies for absence

Apologies have been received from Councillor Goodrick.

Minutes of the previous meeting held on 28 May 2015 of the Planning & Licensing Committees

Decision

That the minutes of the Planning Committee and Licensing Committee held on 28 May 2015 be approved and signed as a correct record.

[For 10 Against 0 Abstain 0]

17 Urgent Business

There was no urgent business.

18 **Declarations of Interest**

Councillor	Application		
Cleary	6		
Frank	6		
Hope	6		
Windress	6		
Норе	6		

19 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.

20 15/00377/MFUL - Land At Mill Hill Farm, Cornborough Road, Sheriff Hutton

Decision								
SITE VIS	т							
[For 10	Against	0	Abstain	0]				

21 15/00438/HOUSE - 4 Station Cottages, Water Lane, Low Hutton

Decision							
PERMISSION GRANTED - Subject to additional screening condition.							
[For	8	Against	0	Abstain	2]		

22 14/00096/CU - Home Farm, High Street, Cropton

Members considered the Officer's report which had been previously circulated.

The Head of Planning and Housing advised Members of the background to the case. The Planning Officer who had dealt with the original planning application relating to the barn conversion had negotiated away the proposed chimneys which were replaced by the introduction of flues, as a minor amendment under the Officer Scheme of delegation without public consultation in accordance with the procedures in place at the time.

The applicants subsequently added four solar rooflights and installed only one flue on the roofslope of the property facing the neighbour.

The Head of Planning and Housing further advised Members that the absence of consultation in relation to the flues had in fact made no difference to the outcome. This was because there was ultimately no proper basis for refusing approval of the minor amendments relating to the flues in any event. It is not considered that there were in fact grounds for refusing approval, or not grounds such as could have been sustained on appeal.

The officer recommendation was there was no breach of planning control in respect of the flue and that it was not expedient to take enforcement action in relation to the solar lights.

Decision

No further action to be taken in respect of this breach of control.

[For 10 Against 0 Abstain 0]

23 Part A Report - The Ryedale Local Development Scheme

Decision

RECOMMENDATION AGREED

[For 10 Against 0 Abstain 0]

24 Part B Report - Helmsley Plan Adoption

Recommendation to Council

To adopt the Helmsley Plan as part of the Development Plan for the District.

[For 10 Against 0 Abstain 0]

25 Part A Report - Malton Food Enterprise Zone

Decision

RECOMMENDATION AGREED

[For 10 Against 0 Abstain 0]

26 Any other business that the Chairman decides is urgent.

Site Visit arranged 6 July 2015 at 10.00am.

27 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.

28 Update on Appeal Decisions

Members' were advised of the following appeal decision.

Appeal Ref: APP/Y2736/D/15/3005512 - 2 Castle Howard Drive, Malton, YO17 8BA

Appeal Ref: APP/Y2736/A/14/2226293 - Gravel Pit Farm, Sand Hutton, York, YO41 1LN

Appeal Ref: APP/Y2736/D/15/3005888 - Hulver Bank Farm, Starfitts Lane, Kirkbymoorside, YO62 7JF

Appeal A Ref: APP/Y2736/W/15/3003494 - Land East of Rye House Farm, Harome, Helmsley

Appeal B Ref: APP/Y2736/W/15/3003502 - Land East of Rye House Farm, Harome, Helmsley

The meeting closed at 7.25pm