# **Planning Committee**

Held at Council Chamber, Ryedale House, Malton Tuesday 16 February 2016

### **Present**

Councillors Burr MBE, Cleary, Farnell, Frank (Vice-Chairman), Goodrick, Hope, Maud, Shields, Thornton and Windress (Chairman)

Substitutes: None

## In Attendance

Jo Holmes, Gary Housden, Ellis Mortimer, Rachel Smith and Anthony Winship

## **Minutes**

# 158 Apologies for absence

There was no apologies.

# 159 Minutes of meeting held on 19 January 2016

## **Decision**

That the minutes of the Planning Committee held on 19 January 2016 be approved and signed as a correct record.

[For 9 Against 0 Abstain 0]

# 160 Urgent Business

There was no urgent business.

# 161 **Declarations of Interest**

Councillor	Application
Hope	14
Farnell	10
Frank	6
Thornton	7

# 162 Schedule of items to be determined by Committee

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

# 163 15/01109/MFUL - Land West of Kirby Mills Road, Kirby Mills, Kirkbymoorside

**15/01109/MFUL** - Erection of factory building with associated offices and staff facilities together with car parking and section of access road.

## Decision

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

[For 10 Against 0 Abstain 0]

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

# 164 15/01180/MFUL - Pickering Trout Lake, Undercliffe, Pickering

**15/01180/MFUL** - Infilling of fishing lake together with change of use of land to form a 158no. space car park with siting of 7no. glamping units and erection of reception building to accommodate cafe, shop, exhibition and meeting space, service kitchen, public toilets and shower rooms, storage and a 3 bedroom managers apartment to include demolition of existing service building that includes owners private accommodation, and formation of on site road, pathways and landscaping.

## **Decision**

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

[For 8 Against 1 Abstain 1]

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

# 165 14/01259/MFUL - Land to Rear of Firthland Road, Pickering

**14/01259/MFUL** - Erection of 12 no. four bedroom dwellings, 27 no. three bedroom dwellings, and 13 no. two bedroom dwellings with associated garaging, parking, amenity areas, public open space, landscaping and formation of vehicular accesses and site roads.

## Decision

#### **DEFERRED**

[For 9 Against 0 Abstain 0]

# 166 15/01290/MFUL - Land At Ordmerstones Lane, Thornton-Le-Dale

**15/01290/MFUL** - Change of use of agricultural land to a holiday campsite to include siting of 6no. timber shepherd huts for self contained holiday accommodation, ancillary timber reception building and timber utility laundry building, formation of wildlife pond, alteration to existing vehicular site access and onsite access tracks.

#### Decision

**PERMISSION REFUSED** - As recommended.

[For 10 Against 0 Abstain 0]

## 167 15/01323/MFUL - Land East Of High Street, Slingsby, Malton

**15/01323/MFUL** - Erection of 6no. two bedroom dwellings, 7no. three bedroom dwellings and 5no. four bedroom dwellings with associated garaging, parking and amenity areas and formation of vehicular access onto High Street.

#### Decision

**PERMISSION GRANTED** - Subject to conditions as recommended and subject to Section 106 Agreement and the expiry of the consultation period and clearance from the Internal Drainage Board.

[For 10 Against 0 Abstain 0]

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

## 168 15/01502/MFUL - Spaniel Farm, Main Road, Weaverthorpe

**15/01502/MFUL** - Erection of a general purpose agricultural storage building.

## **Decision**

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

[For 10 Against 0 Abstain 0]

# 169 15/01236/FUL - Land At Cherry Farm Close, Malton

**15/01236/FUL** - Erection of two buildings to form 8no. units for B2 use together with formation of associated parking spaces.

#### Decision

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

[For 10 Against 0 Abstain 0]

## 170 **15/01339/FUL** - Land West of Pasture Lane, Hovingham

**15/01339/FUL** - Erection of 1no. 3 bedroom dwelling, 1no. 4 bedroom dwelling and conversion of existing studio building to form 1 no. 2 bedroom dwelling and detached garage together with formation of access road and associated parking.

## **Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended and Section 106 Agreement.

[For 9 Against 0 Abstain 1]

# 171 15/01384/FUL - Land East Of Sheriff Hutton Industrial Estate, Sheriff Hutton

**15/01384/FUL** - Change of use of agricultural land to form a holiday park to include the erection of 10no. holiday lodges, biomass heating store and refuse store together with formation of associated gravel track, car parking spaces and vehicular access.

#### Decision

**DEFERRED FOR A SITE VISIT** - 1st March 2016 at 10am.

[For 8 Against 1 Abstain 1]

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

## 172 15/00048/ENF215 - Land Adj to Dhekelia, Moor Lane, Broughton

## Decision

- A. That the Council Solicitor be authorised in consultation with the Head of Planning and Housing Services to issue a notice pursuant to section 215 of the Town and Country Planning Act 1990 (as amended) requiring:
- 1. The removal from the land the builders materials, general waste, spoil and rubble
- 2. Restoration and levelling of the land to its former condition, through the removal of the above
- 3. Cultivate and seed the land with a lawn seed
- B. That the Council Solicitor be authorised to take the following action:
- a) Seek prosecution for the non-compliance of the section 215 Notice.

#### AND/OR

- b)Make arrangements for direct action to carry out the works specified in steps 1 to 3 of paragraph 6.1 above to tidy the land; and
- c) To take all necessary steps to secure the recovery of all costs incurred by the placing of a charge on the property.

Reason for Recommendation – to enable the problem to be resolved as effectively as possible because the poor condition of the site and appearance of the land is detrimental to the surrounding area and neighbourhood. The despoiled land is affecting the amenity of the area and the builders rubble and other materials are visually intrusive.

[For 10 Against 0 Abstain 0]

173 Any other business that the Chairman decides is urgent.

There was no urgent business.

174 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.

## 175 Update on Appeal Decisions

Members were advised of the following appeal decisions

Appeal Ref - APP/Y2736/D/15/3136864 - 104 Parliament Street, Norton, Malton, YO17 9HE

Appeal Ref - APP/Y2736/D/15/3138694 - North Lodge, Welburn, Kirkbymoorside, YO62 7HG

Appeal Ref - APP/Y2736/W/15/3133496 - Lynwood, The Lane, Gate Helmsley

The meeting closed at 8.40pm