

Planning Committee

held at Ryedale House, Malton
Tuesday 16 March 2010

Present

Councillors Cottam (Chairman), Andrews, Bailey, Mrs L M Burr, Cussons, Hawkins, Maud (Vice-Chair), Raper, Mrs Shields, Mrs Wilford and Windress

Substitutes: Councillor Mrs J Frank (In place of Councillor K A Knaggs)

In Attendance

Audrey Adnitt, Paul Simpson, Gary Housden and Anthony Winship

Minutes

135 **Apologies for absence**

Apologies were received from Councillors Keal, Knaggs, Ms Warriner, and Woodward.

136 **Minutes of the Planning Committee held on the 16 February 2010**

The minutes of a meeting of the Planning Committee held on 16 February 2010 were presented.

Resolved

That the minutes of a meeting of the Planning Committee held on the 16 February 2010 be approved and signed as a correct record.

137 **Urgent Business**

The Chairman reported that there were no items of urgent business to be dealt with as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.

138 **Declarations of Interest**

The following Members indicated that they would be declaring interests under the Members' Code of Conduct in respect of the following items:

Councillor	Application
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Cottam	12
Raper	13
Mrs Wilford	7 & 13
Andrews	6 & 10

139 **Schedule of Items to be Determined by the Committee**

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

Resolved

That the declarations set out in the agenda be dealt with as follows.

140 **09/00369/FUL - Former WAAF Site Wombledon Aerodrome, Common Lane, Wombledon, York YO62 7RR**

09/00369/FUL – The cessation of all residential occupation, car/scrap storage and all other industrial/storage processes, the demolition of all existing buildings and structures and the removal from the site of all subsequent materials including those associated with the car/scrap storage to facilitate the erection of one, five-bedroom dwelling with integral garage and the provision of a domestic curtilage at FORMER WAAF SITE, WOMBLETON AERODROME, COMMON LANE, WOMBLETON, YORK YO62 7RR.

PERMISSION GRANTED subject to conditions as recommended and the completion of a Section 106 legal agreement.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillor Andrews declared a personal interest as he had been lobbied.

NB. Councillor Andrews requested that his vote against this decision be recorded.

141 **10/00013/MFUL - Perry Slingsby Systems Ltd, Ings Lane, Kirkbymoorside, York, YO62 6DN**

10/00013/MFUL – Erection of testing facility building to include testing pool and pressure testing chamber and parking at PERRY SLINGSBY SYSTEMS LTD, INGS LANE, KIRKBYMOORSIDE, YORK YO62 6DN.

PERMISSION GRANTED subject to conditions and a satisfactory response from the Environment Agency.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillor Mrs Wilford declared a personal interest, as her work involved placements for engineering students.

142 **10/00032/EXTM - Fosters Scrapyard, Moorfields Lane, Wombledon, York YO62 7RY**

10/00032/EXTM – Extension of time limit for implementation of application 06/01099/MFUL dated 19.01.2007 for change of use of scrapyard to allow siting of 16 no. timber clad static holiday units at FOSTERS SCRAPYARD, MOORFIELDS LANE, WOMBLETON, YORK YO62 7RY.

PERMISSION GRANTED subject to conditions as recommended.

143 **09/01264/FUL - Breezy Knees Nurseries, Common Lane, Warthill, York YO19 5XS**

09/01264/FUL – Erection of single storey building to form office, sales area, café, associated kitchen, customer toilets and formation of 18 space car park at BREEZY KNEES NURSERIES, COMMON LANE, WARTHILL, YORK YO19 5XS.

PERMISSION GRANTED subject to conditions as recommended.

144 **09/01307/FUL - 49-51 Wheelgate & 1 Finkle Street, Malton, North Yorkshire YO17 7HT**

09/01307/FUL – Change of use and alteration of retail premises to form 1 no. two-bedroom dwelling, 1 no. one-bedroom flat with external metal entrance staircase, 1 no. two bedroom flat, 2 no. retail units, 1 no. office unit and external bin store at 49-51 WHEELGATE & 1 FINKLE STREET, MALTON, NORTH YORKSHIRE YO17 7HT.

DEFERRED for site inspection on Tuesday 30 March 2010.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillor Andrews declared a personal interest as he was acquainted with the Estate Manager.

145 **09/01310/HOUSE - Lavender Cottage, 36 Eastgate, Pickering, North Yorkshire YO19 7DU**

09/01310/HOUSE – Erection of 1.8m high boundary fence (retrospective) at

LAVENDER COTTAGE, 36 EASTGATE, PICKERING, NORTH YORKSHIRE YO18 7DU.

PERMISSION GRANTED

146 **09/01372/FUL - Land at Corner of Chapel Road and Forkers Lane, Settringham, Malton, North Yorkshire**

09/01372/FUL – Erection of 2 no. two bedroom semi-detached dwellings with associated parking/amenity areas at LAND AT CORNER OF CHAPEL ROAD AND FORKERS LANE, SETTRINGTON, MALTON, NORTH YORKSHIRE.

PERMISSION GRANTED subject to conditions as recommended.

Declarations of Interest

In accordance with the Members' Code of Conduct Cottam declared a personal and prejudicial interest in the above application, as he leased land and property from the applicant. Councillor Cottam withdrew from the meeting during consideration of this item and Vice Chairman Councillor Maud took the Chair.

147 **10/00029/FUL - Land at Porch House, Amotherby, Malton, North Yorkshire**

10/00029/FUL – Erection of a four bedroom dwelling with detached garage at LAND AT PORCH HOSUE, AMOTHERBY, MALTON, NORTH YORKSHIRE.

PERMISSION GRANTED subject to conditions as recommended.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillor Mrs Wilford declared a personal interest as she had been lobbied. Councillor Raper declared a personal and prejudicial interest as he had been acquainted with the applicant for a number of years, and left the meeting during consideration of this item.

NB. Councillor Andrews requested that his abstention be recorded.

148 **10/00073/HOUSE - Providence, 4 Back Lane, Leavening, Malton, North Yorkshire YO17 9SZ**

10/00073/HOUSE – Erection of two storey extension to rear (revised details to refusal 09/01066/HOUSE dated 26.11.2009) at PROVIDENCE, 4 BACK LANE, LEAVENING, MALTON, NORTH YORKSHIRE YO17 9SZ.

PERMISSION GRANTED subject to conditions as recommended.

149 **Tree Preservation Order Number 319A**

The Council Solicitor submitted a report (previously circulated) to seek Members' approval to confirm Variation Order No. 319A 2009 as an unopposed Order.

Tree Preservation Order 319/2008 was made on the 29 July 2008 to protect an area of mixed deciduous and coniferous trees situated within the cartilage of No. 37 Middlecave Road. Following objections from the owners, Members confirmed the Order on the 18 November 2008.

Tree Preservation Order 319/2008 was made on an 'Area' basis in the interests of expediency as, at the time, the property was for sale, and a change in ownership may lead to the loss of the trees. The Government Office recommends that this classification should only be used as a temporary measure until the trees in the protected area can be assessed properly and reclassified. In this case TPO 319A/2009 varied the original order to include only those individual trees that it is considered are of sufficient amenity importance to warrant protection. The Variation Order protects thirteen individual trees within the boundary of the protected area that were considered to be of high amenity value. No objections were received to this Order.

Resolved

That Tree Preservation Variation Order No. 319A 2009 be confirmed as unopposed without modification and that the Council Solicitor be authorised to issue the necessary notices.

150 **Tree Preservation Order Number 324**

The Council Solicitor submitted a report (previously circulated) in connection with Tree Preservation Order No. 324 2009, which protected an area of mixed deciduous and coniferous trees situated within the cartilage of The Old Vicarage on the southern side of Vicarage Lane, Sherburn. Nat. Grid. Ref:SE 958 772.

The Council Solicitor reported that the statutory objection period had expired and no objections had been received. It was, therefore, recommended that the Order be confirmed as an unopposed Order without modification and that the Council Solicitor be authorised to issue the necessary notices.

Resolved

That Ryedale District Council Tree Preservation Order No. 324/2009 be confirmed as an unopposed Order without modification and that the Council Solicitor be authorised to issue the necessary notices.

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

There were no items of urgent business.

152 **List of Applications determined under delegated Powers.**

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

153 **Update on Appeal Decisions**

The Head of Planning circulated with the agenda, details of the appeal decisions received since the last meeting of the Committee.