

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 5 June 2018

Present

Councillors Paul Andrews, Steve Arnold (Substitute), Cleary, Farnell (Chairman), Goodrick, Hope, Maud, Potter, Raper (Substitute) and Elizabeth Shields

Substitutes: Councillor S Arnold and Councillor J Raper

In Attendance

Gary Housden, Alan Hunter, Alan Goforth, Samantha Burnett (Clerk) and Lizzie Phippard (Clerk)

Minutes

1 Apologies for absence

Apologies were received from Councillors Jainu-Deen and Windress.

2 Declarations of interest

Councillor	Item
Farnell	9, 10
Hope	9, 10
Raper	9
S Arnold	6, 9
Cleary	9, 10
Goodrick	4, 9, 11, 12
P J Andrews	7, 9, 11, 12
Maud	9, 10
M Potter	7, 9, 10
Shields	9, 11, 12

3 Minutes

Decision

That the minutes of the Planning Committee held on 8th May 2018 be approved and signed as a correct record.

[For 7

Against 0

Abstain 3]

4 **Urgent Business**

There was one item of urgent business in relation to the enforcement case on 18/00008/UD - Land at Scackleton Lane, Scackleton. The special circumstances were that the outcome of the case was not known before the despatch of the agenda for the Planning Committee meeting and accordingly the case was not on the agenda. It was considered important for the Planning Committee to vote to take formal enforcement action without delay.

Decision

The Council Solicitor be authorised in consultation with the Head of Planning to issue an enforcement notice pursuant to Section 172 of the Town and Country Planning Act 1990 (as amended) requiring:

Cessation of the use of the land for residential purposes;
Removal of the mobile unit
Removal of the domestic paraphernalia from the land
Removal of any hard standings, dog kennels and associated compounds from the land
Restoration of the land to its former condition

[For 10

Against 0

Abstain 0]

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

5 **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 recommendation thereon.

6 **17/01450/FUL - North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside**

17/01450/FUL - Erection of 6no. three bedroom terraced dwellings along with parking areas and shared amenity space.

Decision

REFUSED

1. Proposal detrimental to operation of band hall, contrary to Policies SP11 and SP20 of the Ryedale Plan – Local Plan Strategy.

2. Unsatisfactory level of residential amenity for occupants of the proposed dwellings, contrary to Policies SP4 and SP20 of the Ryedale Plan – Local Plan Strategy.

[For 9

Against 0

Abstain 0]

In accordance with the Member's Code of Conduct Councillor S Arnold declared a personal and prejudicial interest and left the committee for the duration of the item.

7 **17/01517/MREM - Land Adjacent to Auburn Cottages Langton Road Norton**

17/01517/MREM - Erection of 20no. four bedroom dwellings, 36no. three bedroom dwellings and 23no. two bedroom dwellings with associated infrastructure and landscaping (outline approval 15/00098/MOUT as allowed on appeal 22.07.2016 refers).

Decision

PERMISSION GRANTED – Subject to conditions as recommended and completion of the Section 106 legal agreement

[For 7

Against 2

Abstain 0]

In accordance with the Members Code of Conduct Councillors P J Andrews and M Potter declared a personal non-pecuniary but not prejudicial interest.

8 **18/00036/MFUL - Ellis Patents High Street Rillington**

18/00036/MFUL - Erection of an industrial unit (Use Class B2 and B8) and covered area over existing service road to include installation of 408no. photovoltaic panels to the proposed roof slopes together with relocation of existing oil tank, formation of an additional 13no. car parking spaces and replanting of existing landscape screening.

Decision

PERMISSION GRANTED – Subject to conditions as recommended

[For 10

Against 0

Abstain 0]

9 **18/00202/MFUL - Beech Tree House South Holme Slingsby**

9(a) Appointment of Chairman – Agenda Item 9

The Committee noted that the Chairman had left the meeting following an earlier declaration of a prejudicial interest in Agenda Item 9 and that the Vice-Chairman for the Committee had given apologies for absence. It considered the appointment of a chairman for Agenda Item 9, Planning Application 18/00202/MFUL – Beech Tree House South Holme Slingsby.

Resolved:

That Councillor Cleary be appointed Chairman for Agenda Item 9 only.

Vote of 7 for, 1 against and 1 abstention.

9(b) 18/00202/MFUL - Beech Tree House South Holme Slingsby

18/00202/MFUL - Erection of an agricultural poultry rearing building with feed bins and area of hardstanding following the demolition of existing agricultural buildings.

Decision

PERMISSION GRANTED – subject to conditions as recommended.

[For 8

Against 1

Abstain 0]

In accordance with the Members Code of Conduct Councillors Hope, Raper, S Arnolds, Cleary, Goodrick, P J Andrews, Maud, M Potter and Shields declared a personal non-pecuniary but not prejudicial interest. Councillor Farnell declared a personal and prejudicial interest and left the meeting for the duration of the item.

ADDITIONAL NOTE: Following the earlier vote, Councillor Cleary took the chair during consideration of this item.

10 **18/00005/HOUSE - Moorlands High Street Cropton**

18/00005/HOUSE - Erection of a detached outbuilding following demolition of existing Dutch barn and chicken hut.

Decision

PERMISSION GRANTED – Approval delegated to the Head of Planning in consultation with the Chairman of the Planning Committee subject to

satisfactory resolution of distance to boundary and working hours and conditions as recommended.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillors Farnell, Hope, Cleary, Maud and M Potter declared a personal non-pecuniary but not prejudicial interest.

11 **18/00363/HOUSE - North Wing Firby Hall Village Streets Firby**

18/00363/HOUSE - Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates (revised details to refusal 17/01437/HOUSE dated 18.01.2018).

Decision

DEFFERED – For site inspection

[For 6

Against 1

Abstain 1]

In accordance with the Members Code of Conduct Councillors Goodrick and P J Andrews declared a personal non-pecuniary but not prejudicial interest. Councillor Shields declared a personal and prejudicial interest and left the committee for the duration of the item.

12 **18/00314/LBC - North Wing Firby Hall Village Street Firby**

18/00314/LBC - Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates (revised details to refusal 17/01266/LBC dated 14.12.2017).

Decision

DEFFERED – For site inspection

A site inspection was agreed following the outcome of the previous item.

In accordance with the Members Code of Conduct Councillors Goodrick and P J Andrews declared a personal non-pecuniary but not prejudicial interest.

Councillor Shields declared a personal and prejudicial interest and left the committee for the duration of the item.

13 **18/00122/FUL - Royal Oak Hotel 131 Eastgate Pickering**

18/00122/FUL - Change of use, alteration and extension of former hotel to form a terrace of 3no. 2 bedroom dwellings, erection of 3no. garden sheds/cycle stores and formation of 4no. parking spaces with turning area following demolition of existing side and rear extensions, together with erection of a detached 4 bedroom dwelling, attached 2 bay garage and replacement of existing front boundary treatments with 1.2m high metal fence and pedestrian gate.

Decision

PERMISSION GRANTED – Subject to conditions as recommended

[For 9

Against 0

Abstain 0]

14 **Any other business**

There was no other business.

15 **List of applications determined under delegated powers**

The Head of Planning submitted for information (previously circulated) a list which gave details of the applications determined by the Head of Planning in accordance with the scheme of delegated decision.

Meeting closed 20:52