

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 23 October 2018

Present

Councillors Paul Andrews, Cleary (Vice-Chairman), Farnell (Chairman), Goodrick, Hope, Jainu-Deen, Potter, Elizabeth Shields, Wainwright (Substitute) and Windress

Substitutes: Councillor CR Wainwright

In Attendance

Gary Housden, Alan Hunter, Ellie Hardie (Clerk) and Ellis Mortimer (Clerk)

Minutes

70 **Apologies for absence**

Apologies were received from Councillor Maud.

71 **Declarations of interest**

Councillor	Item
Farnell	6, 11, 12
Potter	6, 11
Wainwright	12
P Andrews	11
Goodrick	12
Cleary	11
Windress	6

72 **Minutes**

Decision

That the minutes of the Planning Committee held on 25th September 2018 be approved and signed as a correct record.

Voting record

9 For

0 Against

1 Abstention

73 **Urgent Business**

There was no urgent business.

74 **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.

75 **18/00235/73A - Royal Oak Church Street Nunnington**

18/00235/73A – Change of use of former pub to form a 5 bedroom private residential dwelling (retrospective).

Decision

The application was refused contrary to officer recommendation for the following reasons:

Policy SP11 – Community Facilities and Services of the adopted Ryedale Local Plan Strategy 2013 seeks to protect existing local retail, community, leisure and recreational services and facilities that contribute to the vitality of the towns and villages in the district. The Local Planning Authority considers that there is continuing need for this facility in the locality and that there is no easily accessible alternative to serve the needs of the community of Nunnington. Furthermore the Local Planning Authority remains of the view that the premises has the potential to be run as a viable business and that the facility could be run as a viable business.

The proposal to change the use of the premises to a five bedroom private residential dwelling is therefore considered to be contrary to the requirements of Policy SP11 of the adopted development plan and that there are no material considerations of sufficient weight to warrant a decision contrary to the requirements of the adopted development plan.

Members of the Planning Committee considered on balance that the application was unacceptable for the reasons set out above.

In the exercise of its statutory discretion to determine planning applications in accordance with the development plan unless material considerations indicate otherwise the Planning Committee weighed all the material considerations of this case in the decision making balance and reached a planning judgement that weighed in favour of refusal.

Voting Record

7 For

1 Against

2 Abstentions

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

76 18/00035/MFUL - Sherburn Ings Farm Station Road Sherburn

18/00035/MFUL – Erection of an agricultural building for the housing of fattening pigs and formation of an adjacent hard core yard area.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

Voting Record
10 For
0 Against
0 Abstentions

77 18/00839/MFUL - Land off Butterwick Road Butterwick

18/00839/MFUL – Erection of a 32,000 bird free range egg laying unit with associated egg packing and storage building, 2no. feed bins, parking/turning area, concrete apron and access track linked to existing farm access track.

Decision

PERMISSION GRANTED – Subjection to conditions as recommended.

10 For
0 Against
0 Abstentions

78 18/00608/FUL - Howsham Hall Howsham Hall Road Howsham

18/00608/FUL – Change of use to a dual use of residential (Use Class C3) and private hire (Sui Generis) under Class V of Part 3 of schedule 2 of the General Permitted Development (England) Order (2015), together with the temporary erection of outdoor marquee for no more than 4no. 5 day periods per year (part retrospective).

Decision

PERMISSION GRANTED – Subject to conditions as recommended together with additional condition enabling the Operations Plan also to be reviewed after 12 months

Voting Record
10 For
0 Against
0 Abstentions

79 **18/00732/FUL - Malton Road Garage Amotherby Malton**

18/00732/FUL – Erection of 5no. four bedroom dwellings with parking and amenity areas on land occupied by former petrol station.

Decision

REFUSED – As recommended.

9 For
1 Against
0 Abstentions

80 **18/00969/FUL - 7 Russett Road Malton**

18/00969/FUL – Erection of a detached one bedroom self-contained residential annex together with a single storey rear extension to the existing dwelling and demolition of existing detached garage/store and shed.

Decision

Members voted against a movement for deferral and against a movement for refusal.

PERMISSION GRANTED – Subject to conditions as recommended.

8 For
2 Against
0 Abstentions

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

81 **Howardian Hills Area of Outstanding Natural Beauty: Draft Management Plan 2019 - 2024**

Howardian Hills Area of Outstanding Natural Beauty: Draft Management Plan 2019 – 2024

Decision

Members agreed the District Council's response to the consultation on the draft Howardian Hills AONB Management Plan 2019-2024 at Appendix 1 of the report

10 For
0 Against
0 Abstentions

In accordance with the Members Code of Conduct Councillors Farnell, Wainwright and Goodrick declared a personal non-pecuniary but not prejudicial interest.

82 **Timetable of meetings**

Decision

Members agreed the timetable of meetings with one amendment to move the Planning Committee from 5th to 6th of November 2019.

10 For
0 Against
0 Abstentions

83 **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 decisions.

Meeting closed 20:50