

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 11 March 2014

Present

Councillors Mrs Burr MBE, Cussons, Mrs Goodrick, Hope, Maud, Raper (Chairman), Richardson, Mrs Sanderson, Windress (Vice-Chairman) and Woodward

Substitutes:

In Attendance

Jo Holmes, Karen Hood, Gary Housden, Shaun Robson, Rachel Smith and Anthony Winship

Minutes

171 **Apologies for absence**

There were no apologies for absence.

172 **Minutes of the meeting held on 4 & 11 February 2014**

Decision

That the minutes of the meetings of the Planning Committee's held on 4 & 11 February 2014 be approved and signed by the Chairman as a correct record.

173 **Urgent Business**

There were no items of urgent business which the Chairman considered should be dealt with as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972 (as amended).

174 **Declarations of Interest**

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

Councillor	Application
Cussons	5,13
Hope	5,7,8,
Maud	5,13
Mrs Burr	5

Mrs Goodrick	5,7,8,13
Mrs Sanderson	5,7,8,10,11,13
Raper	5,7,8,11,12,18
Richardson	5,7,8,15,16,17
Windress	5,7,8,13
Woodward	15,16

175 **13/00086/CPO - Whitewall Quarry Co Ltd, 2 Whitewall, Norton, Malton, YO17 9EH**

13/00086/CPO - The installation of asphalt production plant and creation of 5 no. aggregate storage bins.

Decision

Ryedale District Council formally objects as recommended. Members' however raised additional objections in respect of the following matters:

1. Arising from the operation of the asphalt plant, the proposed development would be likely to give rise to conditions that would have a material adverse effect on the general amenities of the locality, both from operations and emissions from the site and from heavy vehicles arriving and departing from the site that would use the surrounding local roads.
2. The operation of the asphalt plant would be likely to result in a significant adverse effect on the local economy with particular regard to the sensitivity of the horse racing industry in Norton and Malton. Members noted the further economic information submitted by the NFA which estimated the annual economic contribution of the sector as being in excess of £20m to the local economy. The potential economic benefits of the asphalt plant were considered to be significantly outweighed by the likely adverse impacts on the existing racehorse industry.
3. Members raised further objections in respect of the proposed vehicle routing of lorries through Norton town centre. Notwithstanding the reported objections in principle regarding the operation and enforcement of vehicle routing, Members considered that increased lorry traffic in Norton town centre would not maintain and enhance the Vitality and Viability of the town centre, as required by the newly adopted Local Plan Strategy.
4. In the light of the above comments, the applicant was considered to be also contrary to Policy SP7 of the Ryedale Plan - Local Plan Strategy and contrary to national policy set out in the NPPF, with particular regard to paragraphs 17, 28, 109, 122, 123 and 196.

In accordance with the Members' Code of Conduct Councillors Cussons, Hope, Maud, Mrs Burr, Mrs Goodrick, Mrs Sanderson, Raper, Richardson, Windress declared a personal non pecuniary but not prejudicial interest.

176 **Schedule of items to be determined by the Committee**

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

177 **13/01101/FUL - Elm Tree Farm, Main Street, Flaxton, Malton, YO60 7RJ**

13/01101/FUL - Erection of 1no. four-bedroom dwelling with integral single garage (Plot 3), 1no. three-bedroom dwelling (Plot 1) and 1no. two-bedroom dwelling (Plot 2) with block of 3no. single garages to serve Plot 1, Plot 2 and Elm Tree Farmhouse together with alterations to existing antiques shop to form village shop/farm shop.

Decision

PERMISSION PARTIAL APPROVAL/PARTIAL REFUSAL – As recommended.

In accordance with the Members' Code of Conduct Councillors Hope, Mrs Goodrick, Mrs Sanderson, Raper, Richardson, and Windress declared a personal non pecuniary but not prejudicial interest.

178 **13/01193/LBC - Elm Tree Farm, Main Street, Flaxton, Malton, YO60 7RJ**

13/01193/LBC - Demolition of existing fold yard and adjacent steel framed buildings and alterations to antique shop to form a village shop/farm shop.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

In accordance with the Members' Code of Conduct Councillors Hope, Mrs Goodrick, Mrs Sanderson, Raper, Richardson, and Windress declared a personal non pecuniary but not prejudicial interest.

179 **13/01469/MOUT - The Courtyard, Swinton Lane, Swinton, Malton**

13/01469/MOUT - Erection of four business units (Use Class B1) to include access, layout and demolition of redundant buildings (site area 0.5928ha).

Decision

PERMISSION GRANTED – Subject to conditions as recommended and expiry of press notice.

180 **14/00103/MFUL - Land At OS Field 2466, Station Road, Sherburn, Malton**

14/00103/MFUL - Erection of an agricultural building for the housing of pigs (retrospective application).

Decision

PERMISSION GRANTED – Subject to conditions as recommended and outstanding consultees.

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

181 **14/00104/MFUL - Land At OS Field 2466, Station Road, Sherburn, Malton**

14/00104/MFUL - Erection of an agricultural building for the housing of pigs.

Decision

PERMISSION GRANTED – Subject to conditions as recommended and outstanding consultees.

In accordance with the Members' Code of Conduct Councillors Mrs Sanderson and Raper declared a personal non pecuniary but not prejudicial interest.

182 **13/01425/FUL - Land To Rear Of 43 Scarborough Road, Rillington, Malton**

13/01425/FUL - Erection of 2 no. semi detached three bedroom dwellings with attached single garages, 2 no. detached 4/5 bedroom dwellings with integral garages and formation of vehicular access.

Decision

DEFERRED FOR SITE VISIT

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

183 **13/01467/OUT - Land To Rear Of Sunnycroft, Village Street, Keldholme, Kirkbymoorside**

13/01467/OUT - Erection of a four-bedroom dwelling, flexible B2 workshop/barn and holiday cottage/annex (site area 0.175ha).

Decision

PERMISSION REFUSED – As recommended.

In accordance with the Members' Code of Conduct Councillors Cussons, Maud, Mrs Goodrick, Mrs Sanderson and Windress declared a personal non pecuniary but not prejudicial interest.

184 **14/00006/HOUSE - Dovecote, Keldholme Priory, Village Street, Keldholme, Kirkbymoorside, YO62 6LZ**

14/00006/HOUSE - Erection of detached garage/garden equipment store to replace existing detached garage/wood store.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

185 **14/00014/FUL - 3 Smiddy Hill, Pickering, YO18 7AN**

14/00014/FUL - Change of use of part of ground floor of dwelling to a retail shop to include erection of shop sign.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

In accordance with the Members' Code of Conduct Councillors Woodward and Richardson declared a personal non pecuniary but not prejudicial interest.

186 **14/00013/LBC - 3 Smiddy Hill, Pickering, YO18 7AN**

14/00013/LBC - Conversion of part of ground floor of dwelling to a retail shop to include erection of shop sign.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

In accordance with the Members' Code of Conduct Councillors Woodward and Richardson declared a personal non pecuniary but not prejudicial interest.

187 **14/00020/FUL - Land At Station Road, Nawton, Helmsley**

14/00020/FUL - Erection of 1no. four-bedroom dwelling, terrace of 3no. two-bedroom dwellings, 2no. one-bedroom flats, and 2no. semi-detached two-bedroom bungalows with parking spaces, amenity areas and vehicular access road (revised details to refusal 13/01088/MFUL dated 19.12.2013).

Decision

PERMISSION GRANTED – Subject to conditions as recommended and completion of a Section 106 obligation.

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

188 **14/00026/FUL - Little Dene, High Street, Sherburn, Malton, YO17 8QB**

14/00026/FUL – Siting of 39 no. storage containers for domestic and commercial letting and erection of 2.4m high metal security fence following demolition of existing dwelling and outbuilding.

Decision

TEMPORARY PLANNING PERMISSION GRANTED – Subject to conditions as recommended and no objections from outstanding statutory consultees.

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

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

There were no items of urgent business.

190 **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.

Meeting Closed at 9.45pm