

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 10 February 2015

Present

Councillors Mrs Burr MBE, Mrs Frank (Vice-Chairman), Mrs Goodrick, Hicks, Hope, Maud, Richardson, Mrs Sanderson, Windress (Chairman) and Woodward, Jason Whitfield (Consultant).

Substitutes:

In Attendance

Jo Holmes, Gary Housden, Alan Hunter, Jill Thompson, Mel Warters and Anthony Winship

Minutes

167 **Apologies for absence**

There was no apologies for absence.

168 **Minutes of meeting held on 13 January 2015**

Decision		
That the minutes of the Planning Committee held on 13 January 2015 be approved and signed by the Chairman as a correct record.		
[For 5	Against 2	Abstain 1]

169 **Urgent Business**

There was no urgent business.

170 **Declarations of Interest**

Councillor	Application
Hicks	8,9
Hope	8
Goodrick	8
Sanderson	8,14
Frank	8
Burr	8,12,15

Richardson	8,9,15
Maud	10,15
Windress	8,13

171 **Part B - Developer Contributions from Small Sites**

Decision		
Council is recommended to resolve:		
(i) Not to seek financial contributions from small residential sites through the planning process towards affordable housing on sites of five dwellings or less under Policy SP3 of the Ryedale Plan;		
(ii) To continue to negotiate the on-site provision of affordable housing in line with Policy SP3 of the Ryedale Plan with the exception that affordable housing contributions will not be sought from sites of 10 dwellings or less and which have a maximum combined gross floorspace of no more than 1,000square metres in Malton, Norton and Pickering;		
(iii) To continue to negotiate the on-site provision of affordable housing in line with SP3 of the Ryedale Plan with the exception that on sites of between six and ten dwellings, in parishes outside of Malton, Norton and Pickering, financial contributions will be sought in lieu of the existing on-site policy requirement and that financial contributions of an equivalent of 40% of provision will be sought on such sites in west and south west Ryedale		
(vi) Not to seek financial contributions towards open space provision from sites of ten dwellings or less		
vii) To authorise the Head of Planning and Housing to approve the planning applications listed in Paragraph 6.13 without the completion of the Section 106 agreements specified and not to seek affordable and open space contributions from any further applications on relevant small sites which are due to be determined in the interim.		
[For 7	Against 1	Abstain 2]

172 **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 there on.

173 **14/01207/MOUT - Land At Manor Farm, Sherburn, Malton**

14/01207/MOUT - Demolition of 1 no. existing cow shed, erection of up to 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, childrens play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works (site area 3.16ha).

Decision

PERMISSION GRANTED - Subject to conditions as recommended and completion of S106 Legal Agreement.

[For 10

Against 0

Abstain 0]

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

174 **14/01073/MFUL - Gravel Pit Farm, Sand Hutton, Malton**

14/01073/MFUL - Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon (resubmission of application ref 14/00709/MFUL previously submitted).

Decision

PERMISSION GRANTED - Subject to conditions as recommended and the addition of conditions relating the following matters:

- (i) Digestate Management Plan
- (ii) Control Of Lighting
- (iii) Removal Of Plant condition in terms that within 25 years of the completion of construction of the development, or within 6 months of the cessation of gas production from the development, which ever is the sooner, the development hereby approved shall be dismantled and removed from the site in its entirety.

[For 7

Against 3

Abstain 0]

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

175 **14/01275/MFUL - Carr House Farm, Long Lane, Slingsby, Malton**

14/01275/MFUL - Erection of replacement building for continued use divided between storage of agricultural machinery for resale by the applicant and general purpose agricultural use.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

176 **14/01318/MFUL - Outbuildings East of Croome Dale Lane, East Lutton, Malton**

14/01318/MFUL - Erection of 3 no. open fronted cattle buildings and 1 no. open sided straw barn together with erection of extension to existing open fronted cattle building following demolition of 2 no. existing agricultural buildings (retrospective application).

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 7

Against 1

Abstain 2]

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

177 **14/01335/MFUL - 27 Wood Street, Norton, Malton**

14/01335/MFUL - Erection of block of 1 no. 1 bedroom and 1 no. 2 bedroom apartments and block of 5 no. 1 bedroom and 3 no. 2 bedroom apartments following demolition of existing garage and outbuildings together with formation of vehicular access, 10 no. parking spaces, communal refuse store and additional 1 no. parking space for 29 Wood Street.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

178 **14/01397/MFUL - Black Bull Caravan Park, Malton Road, Pickering**

14/01397/MFUL - Change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation).

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9 Against 0 Abstain 1]

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

179 **14/01292/73A - Outbuildings At Ashtree House, High Street, Nawton, Helmsley**

14/01292/73A - Variation of Condition 04 by replacement of drawing Reference 0610103 Amendment B by drawing no. PL/156/03, Variation of Condition 12 by replacement of drawing 0610103 Amendment B by drawing nos PL/156/03 and PL/156/01 and Variation of Condition 13 to list the following approved plan(s): drawing nos. 0610102 Amendment A, PL/156/01, PL/156/02 and PL/156/03 amendment to Ashtree House south elevation.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10 Against 0 Abstain 0]

180 **14/01300/FUL - Wuthering Heights, 15 Main Street, Ebberston, Scarborough**

14/01300/FUL - Change of use of dwellinghouse (C3) to a mixed use of dwellinghouse, bakery (B1) and retail (A1) (retrospective application) - Tuesdays, Thursdays and Saturdays only.

Decision

PERMISSION GRANTED -Subject to conditions as recommended with the exception of condition 1 which was removed so that a full planning permission was granted.

[For 10 Against 0 Abstain 0]

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

181 **14/01398/FUL - 13 Commercial Street, Norton, Malton**

14/01398/FUL - Change of use and alteration of former office to form a 2 bedroom dwelling, to include bricking up of shop front and installation of 2no. vertical sliding sash timber windows and front and rear entrance doors.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 8 Against 1 Abstain 0]

In accordance with the Members' Code of Conduct Councillors Maud and Richardson declared a personal non pecuniary but not prejudicial interest. Councillor Mrs Burr declared a disclosable pecuniary interest and left the room.

182 **TPO Appeals Working Party**

Decision

The following Members be appointed to the TPO Appeals Working Party:
Chairman of Planning Committee,
Vice Chairman of Planning Committee,
Councillor Maud,
Ward Member(s)

[For 10 Against 0 Abstain 0]

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

There was no urgent business.

184 **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 scheme of Delegated Decisions.

Meeting Closed 10.20pm