

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Wednesday 30 July 2014

Present

Councillors Arnold (Substitute), Bailey (Substitute), Mrs Frank (Vice-Chairman), Mrs Goodrick, Hope, Maud, Richardson, Mrs Sanderson, Mrs Shields (Substitute) and Woodward

Substitutes: Councillor S Arnold (for Councillor J Windress), Councillor J R Bailey (for Councillor J Hicks) and Councillor Mrs E Shields (for Councillor Mrs L M Burr MBE)

In Attendance

Jo Holmes, Karen Hood, Gary Housden, Shaun Robson, Jill Thompson and Anthony Winship

Minutes

40 Apologies for absence

Apologies were received from Cllrs Hicks, Windress and Cllr Mrs Burr.

41 Minutes of the meeting held on the 1st of July 2014

Decision		
That the minutes of the meeting of the Planning Committee held on 1 July 2014 be approved and signed by the Chairman as a correct record.		
[For 9	Against 0	Abstain 1]

42 Urgent Business

The Chairman raised the issue of potential meeting dates for an Extraordinary meeting of the Planning Committee to consider four Major planning applications being Application Nos. 14/00426/MOUTE, 14/00427/MOUTE, 14/00428/MOUTE and 14/00429/MOUTE submitted by Commercial Development Projects and the Fitzwilliam Trust Corporation.

The possible dates were 19 and 21 August 2014. Members were asked to inform the Head of Planning and Housing of the most convenient date.

43 Declarations of Interest

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

Councillor	Application
Frank	12,13,14
Arnold	8,11,21
Sanderson	8,12,13,14
Goodrick	8,10,11,12
Hope	8,11,12,13,14,18
Maud	8,12
Richardson	12,13,14
Woodward	11,15
Shields	8

44 **PART B - Ryedale Community Infrastructure Levy - Discretionary Relief and Payment Instalment Policies**

Decision

Full Council is recommended to agree in principle to the:

- (i) Circumstances under which the Council, as charging authority will offer Discretionary Relief from CIL as outlined in paragraphs 6.12-6.16 of the report previously circulated to Members and
- (ii) Use of a CIL Instalment Policy as outlined and referred to in the report previously circulated to Members.

[For 9 Against 0 Abstain 0]

45 **PART A - Scarborough Borough Council - Draft Local Plan**

Decision

That:

- (i) Ryedale District Council confirms that Scarborough Borough Council has exercised its duty within respect of the Duty to Co-operate (Section 33A of the Planning and Compulsory Purchase Act (2004) (Local Development) in the preparation of its Draft Local Plan.
- (ii) The response to the consultation (as set out in section 6.2-6.5 of the report (previously circulated) is provided to Scarborough Borough Council.

[For 9 Against 0 Abstain 0]

46 **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.

47 **14/00383/MOUT - Land To North Of Sutton Grange, Langton Road, Norton**

14/00383/MOUT - Erection of 15no. dwellings (site area 0.7ha)

Decision		
APPLICATION REFUSED		
[For 6	Against 1	Abstain 3]

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

48 **14/00511/MFUL - Linton Mill , Wintringham, Malton**

14/00511/MFUL - Change of use of 2no. steel portal framed sheds from commercial warehousing to agricultural storage.

Decision		
PERMISSION GRANTED – Subject to conditions as recommended.		
[For 9	Against 0	Abstain 1]

49 **14/00574/MFUL - Musley Bank Stables, Musley Bank, Malton**

14/00574/MFUL - Erection of stabling buildings with ramp, toilet block, temporary portable office building and horse treadmill building (revised details to part of approval 08/00630/MFUL dated 01.10.2008) - part retrospective application.

Decision		
PERMISSION GRANTED – Subject to conditions as recommended and variation of landscaping condition.		
[For 7	Against 1	Abstain 1]

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

50 **07/01162/FUL - S A Bell, Old York Road, Barton Hill**

07/01162/FUL - Change of use of building to include Use Class B1 (light industrial) in addition to existing Use Class B8 (storage and distribution).

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9 Against 0 Abstain 0]

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

51 13/00551/FUL - Land At Dotterel Farm, Main Road, Weaverthorpe

13/00551/FUL - Erection of 1no. 55m high (overall tip height 81m) 500kw wind turbine to generate electricity for the National Grid with associated sub station, crane pad, access track and temporary construction compound.

Decision

APPLICATION REFUSED

[For 7 Against 0 Abstain 2]

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

52 13/00850/FUL - Land To West, Pasture Road, Weaverthorpe, Malton

13/00850/FUL - Erection of 1no. 40m high (overall tip height 67m) 500kw wind turbine to generate electricity for the benefit of the local community with associated crane pad, transformer kiosk, access track, vehicular access and 40.5m high temporary meteorological monitoring mast.

Decision

APPLICATION REFUSED

[For 9 Against 0 Abstain 0]

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

53 **13/00851/FUL - Land To North Of Main Road, Weaverthorpe, Malton**

13/00851/FUL - Erection of 1no. 40m high (overall tip height 67m) 500kw wind turbine to generate electricity for the benefit of the local community with associated crane pad, transformer kiosk, access track, vehicular access and 40.5m high temporary meteorological monitoring mast.

Decision		
PERMISSION REFUSED		
[For 8	Against 1	Abstain 0]

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

54 **14/00315/FUL - Land South Of Street Lane, Pickering**

14/00315/FUL - Erection of an agricultural building for the housing of livestock and storage of machinery and feed, together with formation of vehicular access and additional hardstanding.

Decision		
PERMISSION GRANTED – Subject to conditions as recommended.		
[For 7	Against 0	Abstain 0]

In accordance with the Members' Code of Conduct Councillor Woodward declared a personal pecuniary and prejudicial interest and left the room.

55 **14/00362/FUL - Three Tuns Inn, Main Street, West Lutton, Malton**

14/00362/FUL - Change of use and alterations of public house to form a 4 bedroom dwelling.

Decision		
DEFERRED		
[For 7	Against 0	Abstain 1]

56 **14/00458/FUL - Poplar House Farm, Leppington Lane, Leppington**

14/00458/FUL - Erection of an agricultural livestock building for calf housing.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 7 Against 0 Abstain 1]

57 **14/00593/FUL - Village Farm, Goose Track Lane, West Lilling**

14/00593/FUL - Demolition of existing dwelling and agricultural buildings to allow erection of 1no. four bedroom replacement dwelling with detached double garage, erection of two storey and single storey extensions to existing farmhouse to form a five bedroom dwelling following demolition of single storey outbuildings and erection of a terrace of 3no. three bedroom dwellings with block of 3no. detached garages.

Decision

PERMISSION GRANTED – Subject to conditions as recommended and no objection from the highway officer in regard to revised details.

[For 8 Against 0 Abstain 0]

58 **14/00695/FUL - Ropery House RDC Area Office, The Ropery, Pickering**

14/00695/FUL - Installation of automatic doors to west elevation to replace existing manual doors.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 7 Against 0 Abstain 0]

59 **14/00699/FUL - Ryedale Swimming Pool, Mill Lane, Pickering**

14/00699/FUL - Replacement of existing hardwood windows on south elevation with aluminium double glazed units and replacement of UPVC windows in bay window with aluminium double glazed units together with installation of flat roof on bay window.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 7 Against 0 Abstain 0]

60 Enforcement report - 3 and 7 Con Owl Close, Helmsley

The Planning Committee considered an enforcement report about unauthorised development which was previously circulated to Members relating to the following two residential dwellings:

No.3 Con Owl Close, Helmsley

No.7 Con Owl Close, Helmsley

The alleged breach of planning control related to the material change of use of the land & buildings from use as residential property to mixed residential and childminding business without planning permission.

Decision

The Council Solicitor be authorised in consultation with the Head of Planning and Housing Services to issue an enforcement notice pursuant to Section 172 of the Town and Country Planning Act 1990 (as amended) requiring the unauthorised development to be limited in the way described in the Officer report previously circulated to Members.

[For 5 Against 0 Abstain 2]

61 Any other business that the Chairman decides is urgent.

There was no other business.

62 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.

63 Update on Appeal Decisions

Members' were advised of the following appeal decision.

APP/Y2736/A/13/2196783 – Willerby Pig Farm, Malton Road, Staxton, Scarborough, YO12 4SN

Meeting Closed at 10.15pm