

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

PERIOD 18.05.15 - 12.06.15

1.

Application No: 14/00991/FUL **Decision: Approval**
Parish: Scrayingham Parish Council
Applicant: The Parochial Church Council (Revd Fran Wakefield)
Location: Church Hall Main Street Scrayingham Malton YO41 1JD
Proposal: Change of use, alteration and extension of church hall and adjacent land to form a three bedroom dwelling with parking and amenity areas to include partial demolition and erection of a part two storey/part single storey rear extension

2.

Application No: 14/00992/LBC **Decision: Approval**
Parish: Scrayingham Parish Council
Applicant: The Parochial Church Council (Revd Fran Wakefield)
Location: Church Hall Main Street Scrayingham Malton YO41 1JD
Proposal: External and internal alterations to allow conversion of Church Hall to a three bedroom dwelling with parking and amenity areas to include partial demolition, erection of a part two storey/part single storey rear extension and replacement of existing south elevation windows.

3.

Application No: 15/00013/HOUSE **Decision: Approval**
Parish: Helmsley Town Council
Applicant: Mr Simon Gospel
Location: 32 Bondgate Helmsley YO62 5BR
Proposal: Erection of part two storey/part single storey extension.

4.

Application No: 15/00045/73A **Decision: Approval**
Parish: Langton Parish Meeting
Applicant: Mr Thomas Howard-Vyse
Location: Langton Walled Garden Main Street Langton Malton North Yorkshire
Proposal: Variation of Condition 03 to state "Before any work is commenced on the construction of the approved dwellings, the developer shall construct on site for the written approval of the Local Planning Authority a one metre square free standing panel of the external walling to be used in the construction of the dwellings"; Condition 09 to state "Prior to commencement of the construction of the approved dwellings, precise details of the solar hot water panels will be submitted to the Local Planning Authority for approval"; Condition 14 to state "With the exception of the greenhouse demolitions and/or digging of one drainage trench, no works on the development shall begin until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements"; Condition 15 to state "With the exception of the greenhouse demolitions and/or digging of one drainage trench, no works on the development shall begin until splays are provided in accordance with details that have first been submitted to, and approved in writing by the Local Planning Authority"; and Condition 17 to state "With the exception of the greenhouse demolitions and/or digging of one drainage trench, no works on the development shall begin until a drainage scheme has been implemented in accordance with details to be submitted to, and approved in writing by the Local Planning Authority" - of approval 08/00596/FUL dated 01.05.2013.

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5.
Application No: 15/00138/FUL **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Ryedale Auctioneers (Mr Henry Ashworth)
Location: Land Off Carter Lane Kirkbymoorside
Proposal: Erection of building to be used for storage of goods for sale and as a viewing/sales area
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6.
Application No: 15/00227/FUL **Decision: Application Withdrawn**
Parish: Settrington Parish Council
Applicant: Mr Kenelm Storey
Location: Turbine Building Horse Course Lane Settrington Malton North Yorkshire
Proposal: Erection of a timber hydroelectric power house to enclose a crossflow hydroturbine and associated equipment to generate electricity for Settrington House and associated dwellings and workplaces
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7.
Application No: 15/00268/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Mike Foster
Location: Greengate Centre Greengate Malton North Yorkshire YO17 7EN
Proposal: Change of Use of community building (Use Class D1) to commercial office space (Use Class A2)
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8.
Application No: 15/00273/HOUSE **Decision: Approval**
Parish: Hovingham Parish Council
Applicant: Mr & Mrs P Wharton
Location: Tuft House Farm Socarrs Lane Hovingham North Yorkshire YO62 4JR
Proposal: Erection of single storey side extension and first floor extension to the rear, together with the erection of a detached 5 bay garage
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9.
Application No: 15/00295/LBC **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: Mr And Mrs Hamer
Location: Pitcaim Cottage Main Street Welburn Malton YO60 7DX
Proposal: External and internal alterations to include erection of single storey lean-to extension to rear and side, first floor extension above existing flat roof garage, reduction in the front projection of the garage and installation of secondary glazing to windows and doors (revised details to refusal 14/01253/LBC dated 16.01.2015).
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10.
Application No: 15/00311/LBC **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: Mr Jonathan Page
Location: Rosedale House Main Street Welburn Malton YO60 7ED
Proposal: Installation of 6no. hardwood double glazed windows to rear elevation to replace existing mix of single and double glazed timber windows.
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11.
Application No: 15/00315/CLEUD **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr Steven Leeson
Location: Little Farm Long Lane Slingsby Malton YO62 4AX
Proposal: Certificate of Lawfulness in respect of the occupation of the dwelling at Little Farm in excess of 10 years without complying with agricultural occupancy condition 03 of approval 3/123/17/PA dated 17.03.1977

12.
Application No: 15/00320/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Ms Louise Phillips
Location: 34 St Nicholas Street Norton Malton North Yorkshire YO17 9AQ
Proposal: Erection of single storey lean to side extension

13.
Application No: 15/00321/FUL **Decision: Approval**
Parish: Sinnington Parish Council
Applicant: Mr Shaun Pearson-Smith
Location: Land At Catter Bridge Keldholme Kirkbymoorside York
Proposal: Erection of building for storage of machinery and other equipment in connection with existing soft fruit business

14.
Application No: 15/00324/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Alex Welburn)
Location: 49 Old Maltongate Malton North Yorkshire YO17 7EH
Proposal: Subdivision of ground and first floor flat into 2no. two bedroom flats to include new roof structure to form bathroom for lower floor flat with adjacent private courtyard area after removal of section of existing roofing

15.
Application No: 15/00326/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Alex Welburn)
Location: Old Talbot Yard Yorkersgate Malton North Yorkshire
Proposal: Display of 1no. non-illuminated post mounted sign adjacent to site entrance and 6no. non-illuminated wall mounted Unit identification signs at the site entrance.

16.
Application No: 15/00328/FUL **Decision: Approval**
Parish: Wintringham Parish Council
Applicant: Trustees Of Major G.R.H Chomley 1967 (Mrs Aundrel Cholmley)
Location: Gateway At Place Newton Church Lane Wintringham Malton North Yorkshire
Proposal: Demolition of existing cast concrete gateway and rebuilding with brick and stone

17.
Application No: 15/00329/LBC **Decision: Approval**
Parish: Wintringham Parish Council
Applicant: Trustees Of Major G.R.H Chomley 1967 (Mrs Aundrel Cholmley)
Location: Gateway At Place Newton Church Lane Wintringham Malton North Yorkshire
Proposal: Demolition of existing cast concrete gateway and rebuilding with brick and stone

18.
Application No: 15/00331/HOUSE **Decision: Approval**
Parish: Marton Parish Meeting
Applicant: Mr And Mrs D Milner
Location: The Granary Wildsmith Farm Marton Road Marton Kirkbymoorside YO62 6RD
Proposal: Erection of single storey garden store attached to rear of existing neighbouring garage

19.
Application No: 15/00333/FUL **Decision: Approval**
Parish: Nawton Parish Council
Applicant: Mr N Butcher
Location: Land East Of Ashton House Main Road Nawton Helmsley
Proposal: Erection of a four bedroom dwelling and detached double garage with storage room above

20.
Application No: 15/00335/HOUSE **Decision: Approval**
Parish: Flaxton Parish Council
Applicant: Mrs Claire Moon
Location: Glenthorne Cottage Rice Lane Flaxton YO60 7RJ
Proposal: Erection of single storey rear extension

21.
Application No: 15/00336/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mrs Madeline Hutton
Location: Breezy Heights Kraig Lane Keldholme Kirkbymoorside YO62 6NJ
Proposal: Erection of attached garage with store above to south west elevation

22.
Application No: 15/00345/LBC **Decision: Approval**
Parish: Stonegrave Parish Meeting
Applicant: Lord St Oswald
Location: East Newton Hall Farm Leysthorpe To Nunnington Oswaldkirk Helmsley YO62 5YE
Proposal: External and internal alterations to barn to include installation of re-claimed stalls, timber double entrance doors, hardwood single door to replace window, 2no. windows to east elevation, alteration to access ramp and replacement of asbestos roof sheets on east roof slope by pantiles

23.
Application No: 15/00346/HOUSE **Decision: Approval**
Parish: Stonegrave Parish Meeting
Applicant: Lord St Oswald
Location: East Newton Hall Farm Leysthorpe To Nunnington Oswaldkirk Helmsley YO62 5YE
Proposal: Resurfacing of courtyard area and existing access drive to include entrance gates and pillars and installation of cattle grids together with erection of stonework retaining wall with timber gates on the boundary of the courtyard area

24.
Application No: 15/00347/LBC **Decision: Approval**
Parish: Stonegrave Parish Meeting
Applicant: Lord St Oswald
Location: East Newton Hall Farm Leysthorpe To Nunnington Oswaldkirk Helmsley YO62 5YE
Proposal: Alterations to external areas to include resurfacing of courtyard area and existing access drive to include entrance gates and pillars and installation of cattle grids and stone set kerbing together with erection of stonework retaining wall with timber gates on the boundary of the courtyard area.

25.
Application No: 15/00355/HOUSE **Decision: Approval**
Parish: Swinton Parish Council
Applicant: Mr A Jeffries
Location: The Croft East Street Swinton Malton YO17 6SH
Proposal: Erection of replacement front entrance porch

26.
Application No: 15/00356/HOUSE **Decision: Approval**
Parish: Swinton Parish Council
Applicant: Mr & Mrs R Ireland
Location: Glen Ely East Street Swinton Malton YO17 6SH
Proposal: Erection of two storey extension to rear to replace existing conservatory

27.
Application No: 15/00357/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Alex Welburn)
Location: Old Talbot Yard Yorkersgate Malton North Yorkshire
Proposal: Display of 6no. non-illuminated wall mounted Unit identification signs at the site entrance

28.
Application No: 15/00361/FUL **Decision: Approval**
Parish: Aislaby, Middleton & Wrelton Parish
Applicant: JM & A Stead
Location: The Sawmill Wrelton Pickering North Yorkshire YO18 8PG
Proposal: Erection of an agricultural building framework to cover existing open silage clamp.

29.
Application No: 15/00368/ADV **Decision: Approval**
Parish: Pickering Town Council
Applicant: RBS (Jacqui Thomson)
Location: 6 Market Place Pickering North Yorkshire YO18 7AA
Proposal: Display of 1 no. non-illuminated fascia sign, 1 no. non-illuminated projecting sign, 1 no. non-illuminated opening hours/services wall mounted sign, 1 no. non-illuminated applied vinyl ATM sign, 1 no. painted ATM bezel and 1 no. non-illuminated applied vinyl web/telephone sign following removal of existing signage.

30.
Application No: 15/00373/TPO **Decision: Approval**
Parish: Nawton Parish Council
Applicant: Mr N Cawthome
Location: Kirkdale Manor Highfield Lane Nawton Helmsley YO62 7UA
Proposal: To carry out various felling and pruning works to trees within TPO No. 275/2001

31.
Application No: 15/00381/TPO **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Shaun Shortland
Location: 4 Orchard Gardens Malton North Yorkshire YO17 7NA
Proposal: T1 : Lime tree. Removal as supported by the tree report from Mr P Robinson. Concerns that the tree poses a real danger to our neighbours and their property. It is also proposed to replace it with a suitable tree as recommended by the Tree Officer.
T2 : Group of 3 lime trees. Crown thin by 10% and remove any dead wood. This is for safety and to ensure good tree maintenance.

32.
Application No: 15/00382/HOUSE **Decision: Approval**
Parish: Cropton Parish Council
Applicant: Ms Elsa Owlett
Location: Old Forge Cottage High Street Cropton Pickering North Yorkshire YO18 8HL
Proposal: Erection of a porch

33.
Application No: 15/00384/FUL **Decision: Refusal**
Parish: Aislaby, Middleton & Wreton Parish
Applicant: Mr Barry Johnson
Location: Land At 1 Cawthorne Lane Wreton Pickering North Yorkshire
Proposal: Erection of 2no. 3 bedroom semi-detached dwellings together with formation of vehicular access.

34.
Application No: 15/00385/HOUSE **Decision: Approval**
Parish: Ampleforth Parish Council
Applicant: Mr Martin Airey
Location: Sunnyside Station Road Ampleforth YO62 4DG
Proposal: Erection of single storey rear extension following removal of garden store

- 35.**
Application No: 15/00395/HOUSE **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: Mr & Mrs Hamer
Location: Pitcaim Cottage Main Street Welburn Malton YO60 7DX
Proposal: Erection of single storey lean-to extension to rear and side and first floor extension above existing flat roof garage to include reduction in the front projection of the garage (revised details to refusal 14/01252/HOUSE dated 16.01.2015).
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- 36.**
Application No: 15/00390/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr R Collier
Location: 92 Langton Road Norton Malton YO17 9AE
Proposal: Erection of a single storey side extension to north elevation
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- 37.**
Application No: 15/00393/FUL **Decision: Approval**
Parish: Scrayingham Parish Council
Applicant: Fendale Developments LLP
Location: Land Adjacent To Rectory Farm Main Street Scrayingham Malton
Proposal: Demolition of redundant agricultural building, leaving existing 1.8m high perimeter wall, and change of use of agricultural land to form additional domestic curtilage to Plot 6 to allow re-siting of detached double garage.
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- 38.**
Application No: 15/00394/FUL **Decision: Approval**
Parish: Gilling East Parish Council
Applicant: M C Marshall Farms
Location: Land South Of Grimston Manor Moor Lane Grimston Gilling East Helmsley
Proposal: Installation of two arrays of PV panels on ground mounted frames with associated infrastructure to generate electricity for adjacent dwelling and agricultural buildings
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- 39.**
Application No: 15/00397/FUL **Decision: Approval**
Parish: Coulton Parish Council
Applicant: John Goodwill
Location: Coulton Grange Coulton Lane Coulton Helmsley YO62 4NE
Proposal: Erection of roof over silage pit to form agricultural manure store.
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- 40.**
Application No: 15/00400/FUL **Decision: Refusal**
Parish: Gillamoor Parish Meeting
Applicant: Mr & Mrs S Hackett
Location: Land Adjacent Gales Cottage Kirkby Lane Gillamoor Kirkbymoorside
Proposal: Erection of 2 bedroom detached managers dwelling to include office and laundry rooms, and detached 2 bay garage, together with formation of vehicular access
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- 41.**
Application No: 15/00403/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Lewis Williamson
Location: 18 Milton Avenue Malton North Yorkshire YO17 7LD
Proposal: Erection of part two storey/part single storey rear extension (revised details to refusal 14/01227/HOUSE dated 08.01.2015).

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- 42.**
Application No: 15/00405/FUL **Decision: Approval**
Parish: Staxton/Willerby Parish Council
Applicant: Mr Oliver Sutton
Location: The Yorkshire Wolds Gallery And Coffee Shop Fordon Lane Staxton Scarborough North Yorkshire YO12 4TF
Proposal: Change of use of 2no. old granary first floor workshops to 2no. staff bedrooms
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- 43.**
Application No: 15/00416/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: RBS (Jacqui Thomson)
Location: 6 Market Place Pickering North Yorkshire YO18 7AA
Proposal: Display of 1 no. non-illuminated fascia sign, 1 no. non-illuminated projecting sign, 1 no. non-illuminated opening hours/services wall mounted sign, 1 no. non-illuminated applied vinyl ATM sign, 1 no. painted ATM bezel and 1 no. non-illuminated applied vinyl web/telephone number sign following removal of existing signage.
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- 44.**
Application No: 15/00412/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Miss Helen Walker
Location: 12 Eastgate Square Eastgate Pickering North Yorkshire YO18 7DP
Proposal: Change of use of hairdresser (Use Class A1) to a health center (Use Class D1) to include physiotherapy and acupuncture
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- 45.**
Application No: 15/00424/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Peter Chapman
Location: Havem Crest Whitby Road Pickering North Yorkshire YO18 7HL
Proposal: Erection of attached flat roof, double garage and utility room following demolition of existing attached flat roof single garage and garden room.
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- 46.**
Application No: 15/00425/HOUSE **Decision: Refusal**
Parish: Gilling East Parish Council
Applicant: Mr & Mrs D Guy
Location: Sycamore Cottage Cawton Road Gilling East York YO62 4JG
Proposal: Erection of rear ground and first floor extensions to include dormer window and rear entrance porch (revised details to approval 14/01194/HOUSE dated 04.03.2015)
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- 47.**
Application No: 15/00427/HOUSE **Decision: Refusal**
Parish: Gilling East Parish Council
Applicant: Mr & Mrs D Guy
Location: Sycamore Cottage Cawton Road Gilling East York YO62 4JG
Proposal: Erection of rear ground and first floor extensions to include rear entrance porch (revised details to approval 14/01194/HOUSE dated 04.03.2015)
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48.
Application No: 15/00433/HOUSE **Decision: Partial Approve/Refuse**
Parish: Kirkbymoorside Town Council
Applicant: Mr & Mrs Brackley
Location: Holme Lea Gillamoor Road Kirkbymoorside North Yorkshire YO62 6EL
Proposal: Erection of two storey extension to south elevation, porch to east elevation and replacement single storey extension to north elevation following demolition of existing single storey extension

49.
Application No: 15/00446/FUL **Decision: Approval**
Parish: Settrington Parish Council
Applicant: Mr Michael Heuck
Location: Elm Tree Bam Town Street Settrington Malton YO17 8NR
Proposal: Erection of block of 3 no. stables with tack room

50.
Application No: 15/00450/HOUSE **Decision: Approval**
Parish: Aislaby, Middleton & Wrelton Parish
Applicant: Mr & Mrs Darren Hugill
Location: Church Farm Main Street Middleton Pickering North Yorkshire YO18 8PB
Proposal: Installation of 12 no. solar panels to south facing roof slope of outbuilding

51.
Application No: 15/00453/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estates (Mr Keith Davies)
Location: Kings Head Hotel 5 Market Place Malton North Yorkshire YO17 7LP
Proposal: Removal of existing cement render to front elevation and application of lime render with mineral paint finish

52.
Application No: 15/00455/HOUSE **Decision: Approval**
Parish: Lillings Ambo Parish Council
Applicant: Mr Brad Offiler
Location: East Lilling Cottage New Road West Lilling YO60 6RW
Proposal: Erection of two storey extension to north west elevation following demolition of existing attached garage

53.
Application No: 15/00462/REM **Decision: Approval**
Parish: Salton Parish Meeting
Applicant: Mr M.G Boothman
Location: Glebe Farm Brawby Lane Brawby Malton North Yorkshire YO17 6QA
Proposal: Erection of a 3 bedroom agricultural workers dwelling (outline approval 14/01301/OUT dated 21.01.2015 refers).

54.

Application No: 15/00463/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Roddy Bushell)
Location: Land At Ryder Square Malton North Yorkshire
Proposal: Minor regrading and resurfacing of parking area in tarmac with bonded buff coloured gravel surface dressing, installation of 2no. trapped drainage gullies, natural stone setts around existing planted area and use of concrete edging kerbs and stone setts to delineate land ownership boundaries

55.

Application No: 15/00464/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Roddy Bushell)
Location: Land To Rear Of 14 Saville Street Malton North Yorkshire
Proposal: Minor regrading and tarmac surfacing of parking area to include installation of drainage gully at entrance to car park and formation of dished channel across width of entrance by laying of three rows of natural stone setts

56.

Application No: 15/00478/HOUSE **Decision: Approval**
Parish: Marton Parish Meeting
Applicant: Mr Garry Payne
Location: Providence Cottage Marton Road Marton Kirkbymoorside YO62 6RD
Proposal: Erection of single storey rear extension to replace existing conservatory

57.

Application No: 15/00508/LBC **Decision: Approval**
Parish: Aislaby, Middleton & Wrelton Parish
Applicant: Mr & Mrs Darren Hugill
Location: Church Farm Main Street Middleton Pickering North Yorkshire YO18 8PB
Proposal: Installation of 12 no. solar panels to south facing roof slope of outbuilding
