

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 18 August 2015

Present

Councillors Burr MBE, Cleary, Cussons (Substitute), Farnell, Frank (Vice-Chairman), Goodrick, Jainu-Deen, Maud, Thornton and Windress (Chairman)

Substitutes: Councillor D Cussons (for Councillor E Hope)

In Attendance

Jo Holmes, Karen Hood, Gary Housden, Alan Hunter and Anthony Winship

Minutes

42 Apologies for absence

Apologies have been received from Councilor Hope.

43 Minutes of meeting held on 21 July 2015

Decision

That the minutes of the Planning Committee held on 21 July be approved and signed as a correct record.

[For 9 Against 0 Abstain 1]

44 Urgent Business

Urgent business will be discussed at any other business.

45 Declarations of Interest

Councillor	Application
Cleary	10,13
Goodrick	10,13
Farnell	10,13
Jainu-Deen	10,13
Frank	10,13

Windress	10,13
Burr	6
Maud	9,10
Thornton	10,13

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 **15/00627/MOUT - Agricultural Contractors, Welham Road, Norton**

15/00627/MOUT - Residential development of 23no. dwellings following demolition of existing agricultural type buildings (site area 0.54 ha) - revised details to refusal 14/00096/MOUT dated 09.06.2014.

Decision		
PERMISSION REFUSED - As recommended.		
[For 8	Against 1	Abstain 1]

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

48 **15/00612/MREM - Malton Livestock Market, Cattle Market, Malton**

15/00612/MREM - Demolition of existing livestock market and erection of retail units, three storey car park and public square (outline approval by Appeal Ref: APP/Y2736/A/12/2174677 dated 29.10.2012 following refusal 11/00412/MOUT dated 12.04.2012 refers).

Decision		
PERMISSION GRANTED - Subject to conditions as recommended.		
[For 8	Against 0	Abstain 2]

49 **15/00616/MREM - The Showfield, Pasture Lane, Malton**

15/00616/MREM - Erection of 34no. two bedroom dwellings, 59no. three bedroom dwellings and 81no. four bedroom dwellings together with associated access, garaging and landscaping to include formation of earth bund to eastern site boundary. Phase 1 site area 6.32ha (outline approval 14/00427/MOUTE dated 24.03.2015 refers).

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

50 **15/00348/FUL - Boortmalt Group, Poplars Lane, West Knapton**

15/00348/FUL - Raising the roof of part of existing building to allow installation of new roasting plant and associated equipment, installation of external plant and chimneys ranging in height from 12m to 23m and siting of an external steel container.

Decision

DEFERRED - For further information / negotiation.

[For10

Against 0

Abstain 0]

51 **15/00620/FUL - Land To The Rear Of Woodmans Cottage, High Street, Cropton**

15/00620/FUL - Erection of detached 2 bedroom dwelling together with formation of 5no. parking spaces for shared use with Woodmans Cottage.

Decision

APPLICATION REFUSED - As recommended.

[For 8

Against 2

Abstain 0]

In accordance with the Members' Code of Conduct Councilors Cleary, Goodrick, Farnell, Jainu-Deen, Frank, Windress, Burr, Maud and Thornton declared a personal non pecuniary but not prejudicial interest.

52 **15/00792/FUL - Land To The East Of Wold Lane, Staxton**

15/00792/FUL - Erection of a general purpose agricultural building to include the housing of livestock.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

53 Part B Report - Developer Contributions from Small Sites

Recommendation to Council

That Council resolves to:

(i) No longer treat the Ministerial Statement of 1 December 2014 on support for small-scale developers, custom and self-builders as a material consideration in the planning process.

(ii) To apply full weight to Policies SP3 (Affordable Housing) and Policy SP11 (Community Facilities and Services) of the Ryedale Plan - Local Plan Strategy.

[For 10

Against 0

Abstain 0]

54 Part B Report - Judicial Review - The Queen on the Application of Milton (Peterborough) Estates Company trading as Fitzwilliam (Malton) Estate v Ryedale District Council

Recommendation to Council

(i) That the outcome of the judicial review proceedings be noted.

(ii) That Council be recommended to meet the award of costs from the improvement, contingency and emergency fund.

[For 6

Against 0

Abstain 3]

In accordance with the Members' Code of Conduct Councilors Cleary, Goodrick, Farnell, Jainu-Deen, Frank, Windress, Burr, Maud and Thornton declared a personal non pecuniary but not prejudicial interest.

55 Any other business that the Chairman decides is urgent.

The Head of Planning and Housing advised Members that a further application had been received from Ms Lena Banks at land at Cornborough Rd Sheriff Hutton to retain the timber cabin (as amended). This followed the earlier decision of Members on 21st July 2015 to decline to determine application reference 15/00601/FUL See Minute number 38.

Members agreed to delegate the responsibility to decline to determine this and any other similar applications to the Head of Planning and Housing in consultation with the Solicitor to the Council.

56 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.

57 Update on Appeal Decisions

Members' were advised of the following appeal decisions.

Appeal Ref: APP/Y2736/D/15/3013860 - 9 Ducks Farm, Kirby Misperton, Malton, YO17 6XH

Appeal Ref: Appeals A B: APP/Y/2736/C/14/2219255 2219256 - Land to the north of York Lane, Flaxton

Appeal Ref: Appeals C D: APP/Y2736/C/14/2219257 2219258 - Land to the north of York Lane, Flaxton

The meeting closed at 8.55pm