

# RYEDALE DISTRICT COUNCIL

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

---

1.

**Application No:** 15/01042/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Cuppacoff Ltd  
**Location:** 15 Market Place Pickering North Yorkshire YO18 7AQ  
**Proposal:** Change of use of bank (Use Class A2) to a coffee shop (Use Class A1/A3) and associated signage

---

2.

**Application No:** 15/01043/ADV **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Cuppa Coff Ltd  
**Location:** 15 Market Place Pickering North Yorkshire YO18 7AQ  
**Proposal:** Display of 1no. externally illuminated fascia name sign and 1no. externally illuminated hanging sign to north elevation and 1no. externally illuminated fascia name sign to west elevation.

---

3.

**Application No:** 15/01151/FUL **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr James Howarth  
**Location:** Outbuilding At Castle Farm Main Street Sheriff Hutton  
**Proposal:** Change of use and alteration of domestic garage/store to a one bedroom dwelling with parking and amenity area

---

4.

**Application No:** 15/01197/HOUSE **Decision: Approval**  
**Parish:** Weaverthorpe Parish Council  
**Applicant:** Mr Steven Howe  
**Location:** 1 Rarey Drive Weaverthorpe Malton North Yorkshire YO17 8HA  
**Proposal:** Erection of extension to existing outbuilding to include raising of roof height

---

5.

**Application No:** 15/01200/HOUSE **Decision: Approval**  
**Parish:** Sherburn Parish Council  
**Applicant:** Mr Ian Rackham  
**Location:** The Old School House St Hildas Street Sherburn Malton North Yorkshire YO17 8PG  
**Proposal:** Erection of two storey rear extension following demolition of single storey timber shed and conservatory

---

6.

**Application No:** 15/01210/HOUSE **Decision: Approval**  
**Parish:** Wintringham Parish Council  
**Applicant:** Mr And Mrs N Lee  
**Location:** Linton Wold Farm Wold Road West Lutton Malton North Yorkshire YO17 8DG  
**Proposal:** Erection of 2no. two storey extensions to north east elevation with single story garden room between with balcony, erection of single storey orangery to south west

elevation, single storey extension to existing garage buildings and erection of a detached garage/garden store building following demolition of existing detached portal framed shed and lean-to

---

7.

**Application No:** 15/01212/FUL **Decision: Approval**  
**Parish:** Burythorpe Parish Council  
**Applicant:** F A Francis & Sons (Mr Ricky Francis)  
**Location:** Land At OS Field 4832 Burythorpe Malton North Yorkshire  
**Proposal:** Erection of single storey building to provide staff facilities for haulage business and agricultural contractor employees and provide office area and chemical store together with formation of 6no. staff and visitor parking spaces

---

8.

**Application No:** 15/01215/FUL **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr Richard Burn  
**Location:** 1 Woodend Cottages Ashbank Lane High Stittenham Malton YO60 7TW  
**Proposal:** Change of use of single residential dwelling (Use Class C3) to a bed and breakfast establishment with owners accommodation (Use Class C1) and change of use of an adjacent detached self contained residential annex to a ground floor self catering holiday apartment with first floor accommodation for either additional members of the same party or for separate bed and breakfast guest accommodation and use of agricultural land for associated car parking

---

9.

**Application No:** 15/01218/LBC **Decision: Refusal**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Colin Shepherd  
**Location:** 34 Burgate Pickering North Yorkshire YO18 7AU  
**Proposal:** External and internal alterations to include loft conversion to form a bedroom, installation of a balcony to rear facing roofslope and 3no. rooflights to front and rear facing roofslopes.

---

10.

**Application No:** 15/01219/ADV **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Armco IT Consulting Ltd (Mr Tony Armstrong)  
**Location:** 39 Greengate Malton North Yorkshire YO17 7EL  
**Proposal:** Display of 2no. non illuminated wall mounted signs following repositioning of existing sign.

---

11.

**Application No:** 15/01223/TPO **Decision: Refusal**  
**Parish:** Malton Town Council  
**Applicant:** Mr Andy Everitt  
**Location:** 21 The Mount Malton North Yorkshire YO17 7ND  
**Proposal:** To remove 1x Wellingtonia Pine Sequoiadendron giganteum (Giant Redwood)

---

12.

**Application No:** 15/01227/FUL **Decision: Approval**  
**Parish:** Foston Parish Council  
**Applicant:** The Walsh Family  
**Location:** Land Adjacent Foston C Of E Primary School Thornton Le Clay Malton  
**Proposal:** Change of use of land to form 12no. staff car parking spaces

---

13.

**Application No:** 15/01233/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Richard Hopkinson  
**Location:** Battenburgh Villa 90 Newbiggin Malton North Yorkshire YO17 7JF  
**Proposal:** Change of use of existing dwelling (Use Class C3) to a six bedroom house of multiple occupation (HMO) with an existing top floor attic flat (part retrospective application)

---

14.

**Application No:** 15/01235/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Cuppa Coff Ltd  
**Location:** 15 Market Place Pickering North Yorkshire YO18 7AQ  
**Proposal:** External and internal alterations to include display of 3no. illuminated signs to north and west elevations, replacement window to west elevation with alterations to internal layout to form a coffee shop.

---

15.

**Application No:** 15/01237/HOUSE **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** Mr & Mrs A Moutrie  
**Location:** Deer Keepers Lodge Parkside Lane Hovingham Helmsley YO62 4JD  
**Proposal:** Erection of a two-storey extension and raised terrace to south elevation following removal of existing rear wall, wood store and external garden wall

---

16.

**Application No:** 15/01238/LBC **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** Mr & Mrs A Moutrie  
**Location:** Deer Keepers Lodge Parkside Lane Hovingham Helmsley YO62 4JD  
**Proposal:** External alterations to include erection of a two-storey extension and raised terrace to south elevation following removal of existing rear wall, wood store and garden wall

---

17.

**Application No:** 15/01241/FUL **Decision: Approval**  
**Parish:** Ebberston Parish Council  
**Applicant:** Mr Andrew Hebron  
**Location:** Quarry Farm Sandsprunt Lane Ebberston Scarborough YO13 9PA  
**Proposal:** Erection of a general purpose agricultural storage building to include the housing of livestock

---

18.

**Application No:** 15/01257/OBL **Decision: Refusal**  
**Parish:** Claxton Parish Council  
**Applicant:** C R Fawcett  
**Location:** Land At OS Field 4973 Claxton Malton  
**Proposal:** Discharge of planning obligations as specified in The Third Schedule (Negative Obligations) of the Deed made on 02.12.2005 relating to approval 05/00411/MFUL dated 02.12.2005 to allow operation of the Touring Caravan and Camp site as a standalone tourism business not connected to the Agricultural Enterprise

---

19.

**Application No:** 15/01259/HOUSE **Decision: Refusal**  
**Parish:** Burythorpe Parish Council  
**Applicant:** Reverend & Mrs Jones  
**Location:** Mount Pleasant Cottage Main Street Burythorpe Malton North Yorkshire YO17 9LJ  
**Proposal:** Erection of a single storey extension to east elevation.

---

**20.**  
**Application No:** 15/01262/HOUSE **Decision: Refusal**  
**Parish:** Welburn (Malton) Parish Council  
**Applicant:** Dr Amy-Jane Beer  
**Location:** Cragg Cottage Castle Howard Station Road Welburn Malton YO60 7EW  
**Proposal:** Erection of a two storey side extension together with replacement of porch roof following demolition of existing attached storage building

---

**21.**  
**Application No:** 15/01263/HOUSE **Decision: Approval**  
**Parish:** Thornton-le-Clay Parish Council  
**Applicant:** Mr Jonathan Dilley  
**Location:** Woodhouse Barn High Street Thornton Le Clay YO60 7TE  
**Proposal:** Change of use and alterations to detached outbuilding to form additional domestic living space to include extension to link with main dwelling and installation of rooflights to east and west facing roofslopes.

---

**22.**  
**Application No:** 15/01267/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** The Encephalitis Society (Miss Phillippa Chapman)  
**Location:** 32 Castlegate Malton North Yorkshire YO17 7DP  
**Proposal:** Change of use of part of offices (Use Class B1) to a mixed B1 and D1 use to allow incorporation of a neuropsychology service within the building

---

**23.**  
**Application No:** 15/01274/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam (Malton) Estate (Mr Keith Davies)  
**Location:** 1 Talbot Yard Yorkersgate Malton North Yorkshire YO17 7AB  
**Proposal:** External and internal alterations to include installation of inner glass doors and internal fitting out works

---

**24.**  
**Application No:** 15/01276/HOUSE **Decision: Approval**  
**Parish:** Nunnington Parish Council  
**Applicant:** Mr Paul Ainscough  
**Location:** Ryemoor Rectory Lane Nunnington Helmsley YO62 5UU  
**Proposal:** Erection of single storey garden room following demolition of existing conservatory (revised details to approval 15/00576/HOUSE dated 02.07.2015)

---

**25.**  
**Application No:** 15/01281/HOUSE **Decision: Approval**  
**Parish:** Barton-le-Willows Parish  
**Applicant:** Mr John Wilson  
**Location:** 1 Rose Farm Cottages Steelmoor Lane Barton Le Willows YO60 7PD  
**Proposal:** Installation of 1no. UPVC window following removal of existing window to east elevation (revised details to approval 15/00899/HOUSE dated 25.09.2015)

---

26.

**Application No:** 15/01287/HOUSE **Decision: Refusal**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr Martyn Smith  
**Location:** Land Adj Park Lane Kirkbymoorside  
**Proposal:** Erection of replacement detached double garage for use of 7 Sunnyside

---

27.

**Application No:** 15/01289/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** R S & W A Howarth  
**Location:** Leas Farm Lendales Lane Pickering North Yorkshire YO18 8EE  
**Proposal:** Erection of an agricultural building for storage and the housing of livestock

---

28.

**Application No:** 15/01292/HOUSE **Decision: Approval**  
**Parish:** Helmsley Town Council  
**Applicant:** Mrs Katie Atkinson  
**Location:** 8 Acres Close Helmsley North Yorkshire YO62 5DS  
**Proposal:** Erection of a two storey extension to side elevation

---

29.

**Application No:** 15/01293/HOUSE **Decision: Approval**  
**Parish:** Rillington Parish Council  
**Applicant:** Mr Derek Garraton  
**Location:** Barnfield 70 Low Moorgate Rillington Malton YO17 8JW  
**Proposal:** Erection of a detached double garage

---

30.

**Application No:** 15/01299/HOUSE **Decision: Approval**  
**Parish:** Staxton/Willerby Parish Council  
**Applicant:** Mr And Mrs A Taylor  
**Location:** Fair View Old Malton Road Staxton Scarborough North Yorkshire YO12 4SB  
**Proposal:** Replacement of flat roof with pitched roof and 2no. dormer windows to form additional domestic living space above existing garage together with installation of bifolding doors to replace windows to east elevation

---

31.

**Application No:** 15/01307/TPO **Decision: Approval**  
**Parish:** Staxton/Willerby Parish Council  
**Applicant:** Mr Ridsdale  
**Location:** 19 Church Walk Staxton Scarborough North Yorkshire YO12 4SG  
**Proposal:** To crown lift to provide a maximum clearance of 4m from ground level T5 - T12 (limes) within TPO No.327/2010

---

32.

**Application No:** 15/01315/LBC **Decision: Approval**  
**Parish:** Howsham Parish Meeting  
**Applicant:** Mr Andrew Swallow  
**Location:** 8 Derwent Court Village Street Howsham Malton YO60 7PB  
**Proposal:** Internal alterations to include removal of partition wall to form additional kitchen space

---

**33.**

**Application No:** 15/01320/HOUSE **Decision: Approval**  
**Parish:** Thorpe Bassett Parish Meeting  
**Applicant:** Mr R Legard  
**Location:** Wold View House Thorpe Bassett Lane Thorpe Bassett Malton North Yorkshire YO17 8LU  
**Proposal:** Erection of detached single storey building to form stables and store/garage

---

**34.**

**Application No:** 15/01324/LBC **Decision: Approval**  
**Parish:** Oswaldkirk Parish Meeting  
**Applicant:** Mr R J A Elmhirst  
**Location:** 2 Hall Cottage Main Street Oswaldkirk Helmsley YO62 5XT  
**Proposal:** Replacement of 4no. first floor timber Yorkshire sliding sash windows with 4no. timber casement windows to match adjacent windows and replacement of timber sliding door by hinged timber double doors within the existing archway opening

---