

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 8
Application No: 15/01180/MFUL
Parish: Pickering Town Council
Appn. Type: Full Application Major
Applicant: Moorland Trout Farms
Proposal: Infilling of fishing lake together with change of use of land to form a 158no. space car park with siting of 7no. glamping units and erection of reception building to accommodate cafe, shop, exhibition and meeting space, service kitchen, public toilets and shower rooms, storage and a 3 bedroom managers apartment to include demolition of existing service building that includes owners private accommodation, and formation of on site road, pathways and landscaping.
Location: Pickering Trout Lake Undercliffe Pickering North Yorkshire YO18 8JH

Registration Date: 16 October 2015
8/13 Wk Expiry Date: 15 January 2016
Overall Expiry Date: 11 January 2016
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council	Concerns raised
Highways North Yorkshire	Comments made.
Building Conservation Officer	No objection in principle - minor design comment
Countryside Officer	No objection
Sustainable Places Team (Yorkshire Area)	Object
North yorkshire Moors Railway	Support
Caravan (Housing)	
Office Of Rail Regulation	
Historic England	Recommend application be determined in accordance with local and national policy guidance
Public Rights Of Way	Recommend informative
Tree & Landscape Officer	
Land Use Planning	Recommend conditions
Sustainable Places Team (Yorkshire Area)	Objection lifted subject to conditions
Housing Services	Objection withdrawn -informative to be added
Housing Services	Object
Lead Local Flood Authority	Comments made and conditions recommended
Sustainable Places Team (Yorkshire Area)	Objection lifted subject to conditions as per previous correspondence
NY Highways & Transportation	
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PLANNING COMMITTEE

19 January 2016

Neighbour responses: Mrs Tina Bennett, Mr John Colley, Mr Mike Potter, Mrs M Scriven, Mrs Josephine Gascoyne, Norman & Enid Bridges, Mr Richard Kimmings, A T Gascoyne, Mr Martin Jones, Mr Eden Blyth, Brian & Sally Tozer, Mr R Bowman, Mrs M Jackson-Gould, Mr G J Leadbetter, Mr Steve Grantham, Miss Amanda Chambers, Mr Jeff Taylor, Mrs Alison Ripley, Mr William Morris, Mr Christopher Heath, Mr And Mrs T Atkinson, Mrs Atkinson, Mr Eden Blyth, Mrs S Smith, W Swan, Ms Sara Bryon, Mrs J Smith, Mr Tom Barr, Mrs Yvonne Morris,

APPRAISAL:

The above application was validated on 16 October 2015. The site lies within Pickering Conservation Area, and within an Area of High Landscape Value. The North Yorkshire Moors Railway which is grade II listed, is situated to the east of the site. To the north is Pickering Castle which is a Scheduled Monument.

Much of the site lies within Flood Zone 3a, with a narrow strip within Flood Zone 2.

There are sensitivities associated with the location of the site. Furthermore, the application has resulted in 29 letters of representation comprising 16 letters of support, and 13 letters of objection.

A full report will be brought before Members at Planning Committee on 16 February 2016, however the application has been brought to this Committee to enable Members to arrange a site visit if they consider that it is necessary.

RECOMMENDATION: **Site Inspection**