

# RYEDALE DISTRICT COUNCIL

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

PERIOD 08.02.2016 TO 04.03.2016

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- 1.**  
**Application No:** 15/00363/FUL **Decision: Approval**  
**Parish:** Flaxton Parish Council  
**Applicant:** Mr John Jackson  
**Location:** Elm Tree Farm Main Street Flaxton Malton YO60 7RJ  
**Proposal:** Erection of 1no. five bedroom dwelling (Plot 1) with 2no. open car ports and 1no. three bedroom dwelling (Plot 3) with 1no. open car port to include amenity areas and rebuilding of an existing outbuilding to serve Plot 1 and Elm Tree Farmhouse
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- 2.**  
**Application No:** 15/00389/LBC **Decision: Approval**  
**Parish:** Flaxton Parish Council  
**Applicant:** Mr John Jackson  
**Location:** Elm Tree Farm Main Street Flaxton Malton YO60 7RJ  
**Proposal:** Demolition of existing fold yard and adjacent steel framed building, part demolition of southern outbuilding and demolition and rebuilding of south west outbuilding to serve Plot 1 and Elm Tree Farmhouse
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- 3.**  
**Application No:** 15/00942/FUL **Decision: Approval**  
**Parish:** Wharram Parish Council  
**Applicant:** The Birdsall Estates Company Ltd  
**Location:** Wharram Percy Farm Cottages Salents Lane Wharram Le Street Malton North Yorkshire  
**Proposal:** Alterations to existing detached dwelling to form 1no. 4 bedroom dwelling and 1no. 2 bedroom dwelling together with erection of single-storey extension to the rear elevation of the two bedroom dwelling and widening of existing access
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- 4.**  
**Application No:** 15/00994/FUL **Decision: Approval**  
**Parish:** Barton-le-Street Parish Meeting  
**Applicant:** Mrs Judy Hardy  
**Location:** Outbuildings At The Haybarn Main Street Barton Le Street Malton North Yorkshire  
**Proposal:** Change of use and alteration of detached outbuildings to form a two bedroom dwelling with parking and amenity areas and 1.6m high stone boundary wall
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- 5.**  
**Application No:** 15/01071/FUL **Decision: Approval**  
**Parish:** Warthill Parish Council  
**Applicant:** Mr & Mrs M Hamilton  
**Location:** Chapel Adjacent To Agar Cottage Rudcarr Lane Warthill  
**Proposal:** Change of use, alteration and extension of chapel to form a 3no. bedroom dwelling together with associated parking.
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- 6.**  
**Application No:** 15/01123/OUT **Decision: Approval**

**Parish:** Pickering Town Council  
**Applicant:** Mr E F King  
**Location:** 114 Outgang Road Pickering North Yorkshire YO18 7EL  
**Proposal:** Erection of 2no. dwellings with detached garages following demolition of existing gym (site area 0.0548ha)

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**7.**  
**Application No:** 15/01145/FUL **Decision: Approval**  
**Parish:** Swinton Parish Council  
**Applicant:** Mr Simon Pope  
**Location:** Land To North Of Low Farm East Street Swinton Malton North Yorkshire  
**Proposal:** Erection of a 4no. bedroom detached dwelling and detached double garage

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**8.**  
**Application No:** 15/01208/FUL **Decision: Approval**  
**Parish:** Kirby Grindalythe Parish Council  
**Applicant:** Mr Iain Simpson  
**Location:** Home Farm Salents Lane Duggleby Malton North Yorkshire YO17 8BN  
**Proposal:** Change of use of land to equestrian and agricultural (retrospective) and the erection of an equestrian building comprising of 2no. stables and general storage area together with formation of area of hardstanding and a 20m x 40m horse riding manege for private use

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**9.**  
**Application No:** 15/01214/FUL **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** Hovingham Estate  
**Location:** Building Adjacent To Brinkburn Barn Brookside Hovingham  
**Proposal:** Change of use and alterations to existing barn to form a 2no. bedroom dwelling to include erection of a single storey extension with roofspace bedroom accommodation and erection of detached garage.

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**10.**  
**Application No:** 15/01228/FUL **Decision: Approval**  
**Parish:** Ebberston Parish Council  
**Applicant:** Mr & Mrs M Spaven  
**Location:** Westwood Barn 79A Main Street Ebberston Scarborough North Yorkshire YO13 9NR  
**Proposal:** Change of use and alteration of barn to form a three-bedroom dwelling with use of existing garage and garden area

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**11.**  
**Application No:** 15/01268/FUL **Decision: Partial Approve/Refuse**  
**Parish:** Edstone Parish Meeting  
**Applicant:** Mr Peter Johnson  
**Location:** Little Edstone House Great Edstone Kirkbymoorside YO62 6NY  
**Proposal:** Change of use of 2no. holiday letting units (Foxcover and Bedford Corner) to form 2no. residential dwellings with permanent occupancy and change of use and alteration of 2no. ancillary buildings (swimming pool complex and games room) to form 2no. holiday cottages with minimal occupancy restrictions

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**12.**  
**Application No:** 15/01269/73A **Decision: Approval**  
**Parish:** Edstone Parish Meeting  
**Applicant:** Mr Peter Johnson

**Location:** Little Edstone House Great Edstone Kirkbymoorside YO62 6NY  
**Proposal:** Variation of Condition 02 of approval 02/01156/FUL dated 06.02.2003

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**13.**

<b>Application No:</b>	15/01385/FUL	<b>Decision:</b> Refusal
<b>Parish:</b>	Habton Parish Council	
<b>Applicant:</b>	Mr & Mrs J & B Cuthbertson	
<b>Location:</b>	Bulmer Farm House Riggs Road Ryton Malton North Yorkshire YO17 6SA	
<b>Proposal:</b>	Change of use of 16 no. holiday lodges to form 16 no. residential dwellings (Use Class C3)	

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**14.**

<b>Application No:</b>	15/01423/LBC	<b>Decision:</b> Approval
<b>Parish:</b>	Pickering Town Council	
<b>Applicant:</b>	Mr G P Wilkinson	
<b>Location:</b>	38 Hungate Pickering North Yorkshire YO18 7DG	
<b>Proposal:</b>	External alterations to include installation of 2no. rooflights to rear facing roofslope	

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**15.**

<b>Application No:</b>	15/01427/HOUSE	<b>Decision:</b> Approval
<b>Parish:</b>	Sinnington Parish Council	
<b>Applicant:</b>	Mr D Smith	
<b>Location:</b>	1 Station Cottages Marton Road Sinnington YO62 6RA	
<b>Proposal:</b>	Extension of existing mono-pitched roof to cover remaining flat-roofed area to form additional domestic living space to west elevation to include installation of 2no. rooflights	

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**16.**

<b>Application No:</b>	15/01450/HOUSE	<b>Decision:</b> Approval
<b>Parish:</b>	Nawton Parish Council	
<b>Applicant:</b>	Mr & Mrs Howard Penn	
<b>Location:</b>	The Old Methodist Chapel Main Road Nawton Helmsley YO62 7RF	
<b>Proposal:</b>	Erection of a single-storey extension to rear elevation	

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**17.**

<b>Application No:</b>	15/01468/LBC	<b>Decision:</b> Refusal
<b>Parish:</b>	Pickering Town Council	
<b>Applicant:</b>	Mr Jeremy Smith	
<b>Location:</b>	105 Westgate Pickering North Yorkshire YO18 8BB	
<b>Proposal:</b>	External alterations to include installation of 6no. replacement double glazed windows to north and east elevations	

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**18.**

<b>Application No:</b>	15/01469/HOUSE	<b>Decision:</b> Approval
<b>Parish:</b>	Wombledon Parish Council	
<b>Applicant:</b>	Mr Steve Gridley	
<b>Location:</b>	High Bank High Street Wombledon Kirkbymoorside YO62 7RR	
<b>Proposal:</b>	Raising of roof pitch on north side of dwelling to increase first floor accommodation, erection of a single storey workshop extension to the north elevation, rebuild and extend the attached garage to form a summer room to include a monopitch roof and erection of a covered porch area to the west elevation	

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**19.**

<b>Application No:</b>	15/01473/FUL	<b>Decision:</b> Approval
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**Parish:** Barton-le-Willows Parish  
**Applicant:** Strickland Estates  
**Location:** Little Holme And Hill View Barton Hill Malton YO60 7PD  
**Proposal:** Erection of 1 no.three bedroom detached dwelling and 1no.pair of two bedroom semi-detached dwellings, demolition of open fronted storage building, formation of individual vehicular accesses to each dwelling and erection of garden sheds for each semi-detached dwelling

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**20.**  
**Application No:** 15/01474/HOUSE **Decision: Approval**  
**Parish:** Lillings Ambo Parish Council  
**Applicant:** Mr & Mrs P Woodhouse  
**Location:** Ambleside House Goose Track Lane West Lilling North Yorkshire YO60 6RP  
**Proposal:** Erection of a single storey garage extension to north elevation for storage purposes

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**21.**  
**Application No:** 15/01475/HOUSE **Decision: Approval**  
**Parish:** Broughton Parish Meeting  
**Applicant:** Ms Bunmi Lana  
**Location:** Dhekelia Moor Lane Broughton Malton North Yorkshire YO17 6QJ  
**Proposal:** Installation of timber cladding to rear elevation and to front apex of garden room (retrospective application)

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**22.**  
**Application No:** 15/01476/FUL **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wreton Parish  
**Applicant:** Mr Robert Turnbull  
**Location:** Broomfield House High Street To Bypass Wreton Pickering YO18 8PF  
**Proposal:** Erection of a replacement agricultural building to be used for lambing and storage following removal of existing building.

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**23.**  
**Application No:** 15/01477/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Northern General Properties Ltd.  
**Location:** Unit 1 Thornton Road Industrial Estate Road Pickering North Yorkshire YO18 7JB  
**Proposal:** Formation of new vehicular access and 15no. car parking spaces together with erection of covered cycle store

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**24.**  
**Application No:** 15/01492/HOUSE **Decision: Approval**  
**Parish:** Flaxton Parish Council  
**Applicant:** Mr Aldersley  
**Location:** Greenside Main Street Flaxton Malton YO60 7RJ  
**Proposal:** Erection of 2no. single storey rear extensions, installation of a glass flat roof and screen to infill courtyard forming additional domestic living space, installation of 6no. rooflights following removal of existing rooflights and blocking-up of 2no. windows to south east elevation.

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**25.**  
**Application No:** 15/01493/LBC **Decision: Approval**  
**Parish:** Flaxton Parish Council  
**Applicant:** Mr Aldersley  
**Location:** Greenside Main Street Flaxton Malton YO60 7RJ

**Proposal:** External and internal alterations to include the erection of 2no. single storey rear extensions, installation of a glass flat roof and screen to infill courtyard forming additional domestic living space, installation of 6no. rooflights following removal of existing rooflights and blocking-up of 2no. windows to south east elevation together with alterations to internal layout.

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**26.**

<b>Application No:</b>	15/01503/FUL	<b>Decision:</b> Approval
<b>Parish:</b>	Ganton Parish Council	
<b>Applicant:</b>	Mr & Mrs D Sixsmith	
<b>Location:</b>	Haybridge Farm Station Road Ganton Scarborough North Yorkshire YO12 4PD	
<b>Proposal:</b>	Erection of a replacement three-bedroom dwelling following demolition of existing three-bedroom dwelling	

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**27.**

<b>Application No:</b>	15/01508/FUL	<b>Decision:</b> Approval
<b>Parish:</b>	Welburn (Malton) Parish Council	
<b>Applicant:</b>	Mr Matthew Haynes	
<b>Location:</b>	10 Crambeck Village Welburn Malton North Yorkshire YO60 7EZ	
<b>Proposal:</b>	Change of use of strip of land to become additional domestic curtilage, erection of detached single garage with vehicle access from adjacent car park and formation of a gable end loft window to south west elevation	

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**28.**

<b>Application No:</b>	15/01509/LBC	<b>Decision:</b> Approval
<b>Parish:</b>	Malton Town Council	
<b>Applicant:</b>	The Trustees Of Malton Museum	
<b>Location:</b>	36 Yorkersgate Malton North Yorkshire YO17 7AB	
<b>Proposal:</b>	Internal alterations to ground floor to improve accessability to include handrails and internal automatic glazed sliding doors, central adjustable lighting tracks, wall mounted grid display system and removal of doors to alcoves	

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**29.**

<b>Application No:</b>	15/01513/FUL	<b>Decision:</b> Approval
<b>Parish:</b>	Swinton Parish Council	
<b>Applicant:</b>	The Behrens Family C/o Mr Peter Elwess	
<b>Location:</b>	Trigger Castle Braygate Street Swinton Malton North Yorkshire YO17 6QT	
<b>Proposal:</b>	Change of use, alteration and partial rebuilding of attached agricultural barns to form an extension to the domestic accommodation of the existing dwelling to include removal of fold yard roof to allow formation of a walled garden, use of stable block as garden sheds and use of ground floor shed at eastern end of barns as domestic garaging	

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**30.**

<b>Application No:</b>	15/01519/FUL	<b>Decision:</b> Approval
<b>Parish:</b>	Pickering Town Council	
<b>Applicant:</b>	Mr Brian & Mrs Beverley Wray	
<b>Location:</b>	Low Mill Lendales Lane Pickering North Yorkshire YO18 8EE	
<b>Proposal:</b>	Change of use of former mill to form a 4no. bedroom holiday cottage and installation of wood pellet boiler with associated flue protruding from rear-facing garage roofslope.	

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**31.**

<b>Application No:</b>	15/01523/CLEUD	<b>Decision:</b> Approval
<b>Parish:</b>	Luttons Parish Council	

**Applicant:** Mr H J N Cholmley  
**Location:** Haverdale Farm Green Lane West Lutton Malton YO17 8TL  
**Proposal:** Certificate of Lawfulness that confirms works have been undertaken that constitute a "material operation" and consequently work has commenced on site and the planning permission has been implemented in accordance with Condition 01 of approval 13/00354/FUL dated 14.06.2013

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**32.**  
**Application No:** 15/01528/HOUSE **Decision: Approval**  
**Parish:** Scampston Parish Council  
**Applicant:** Mr Steven Walker  
**Location:** Hartwood Bungalow Scarborough Road East Knapton Malton North Yorkshire YO17 8JA  
**Proposal:** Erection of a porch to rear elevation.

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**33.**  
**Application No:** 16/00004/HOUSE **Decision: Approval**  
**Parish:** Swinton Parish Council  
**Applicant:** Mr & Mrs P Scholefield  
**Location:** Cherry Tree Cottage Malton Road Swinton Malton YO17 6SQ  
**Proposal:** Erection of a single storey side extension to form additional garage.

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**34.**  
**Application No:** 16/00005/FUL **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Shepherd Group Ltd  
**Location:** Cheesecake Farm Beverley Road Norton Malton North Yorkshire YO17 9PH  
**Proposal:** Replacement of existing play equipment (excluding the Springer) by the Playdale New Wave Plus (green) plastic slide system within the Public Open Space area

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**35.**  
**Application No:** 16/00008/73A **Decision: Partial Approve/Refuse**  
**Parish:** Scrayingham Parish Council  
**Applicant:** Mr Peter Stacey  
**Location:** Land At Manor Farm Leppington Lane Leppington Malton North Yorkshire  
**Proposal:** Variation of the Plans Condition added to approval 07/00586/FUL dated 04.09.2007 by approval 14/01311/AMEND dated 28.01.2015 to replace Drawing Nos. 2007-8-40 and 2007-8-40-P1 by Drawing Nos. 02A.2015.PA01 Proposed Floor Plans & Elevations and 02A.2015.PA02 Proposed Site Block Plan and remove Drawing No. 2007-8-40 Street (Revisions to dwelling on Plot 1 and revision to access)

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**36.**  
**Application No:** 16/00009/FUL **Decision: Refusal**  
**Parish:** Sand Hutton Parish Council  
**Applicant:** Professor Colin Garner  
**Location:** Sand Hutton Walled Garden Stamford Bridge Road Sand Hutton Malton  
**Proposal:** Erection of 2no. six bedroom detached dwellings with attached garages together with formation of shared vehicular access and repairs to existing wall.

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**37.**  
**Application No:** 16/00011/73A **Decision: Refusal**  
**Parish:** Thornton-le-Clay Parish Council  
**Applicant:** Mr & Mrs J White  
**Location:** Land Adjacent To Sauveterre Low Street Thornton Le Clay

**Proposal:** Removal of Condition 12 (Local Occupancy restriction) of allowed appeal reference APP/Y27360/A/13/2205968 dated 25.03.2014 following refusal 13/00600/FUL dated 09.09.2013.

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**38.**

<b>Application No:</b>	16/00020/FUL	<b>Decision:</b> Approval
<b>Parish:</b>	Sheriff Hutton Parish Council	
<b>Applicant:</b>	Mr D Rooke	
<b>Location:</b>	West Mill House Farm Stittenham Hill Bulmer YO60 7TP	
<b>Proposal:</b>	Alterations to existing vehicular access to include new kerbing	

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**39.**

<b>Application No:</b>	16/00022/HOUSE	<b>Decision:</b> Approval
<b>Parish:</b>	Flaxton Parish Council	
<b>Applicant:</b>	Mr & Mrs Mark Newby	
<b>Location:</b>	Hill Dene Rice Lane Flaxton North Yorkshire YO60 7RN	
<b>Proposal:</b>	Erection of a two storey extension to rear elevation	

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**40.**

<b>Application No:</b>	16/00024/HOUSE	<b>Decision:</b> Approval
<b>Parish:</b>	Norton Town Council	
<b>Applicant:</b>	Mr Kevin Stone	
<b>Location:</b>	38 Evergreen Way Norton Malton North Yorkshire YO17 8BY	
<b>Proposal:</b>	Erection of attached single garage to side of dwelling	

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**41.**

<b>Application No:</b>	16/00025/LBC	<b>Decision:</b> Approval
<b>Parish:</b>	Malton Town Council	
<b>Applicant:</b>	Mr Alexander Reppold	
<b>Location:</b>	40 Old Maltongate Malton North Yorkshire YO17 7EG	
<b>Proposal:</b>	Installation of roof light to rear elevation	

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**42.**

<b>Application No:</b>	16/00026/TPO	<b>Decision:</b> Approval
<b>Parish:</b>	Gate Helmsley Parish Council	
<b>Applicant:</b>	Mr Marley	
<b>Location:</b>	Foxcroft The Lane Gate Helmsley YO41 1JT	
<b>Proposal:</b>	To fell T1 Horse Chestnut within TPO No. 281/2002	

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**43.**

<b>Application No:</b>	16/00030/ADV	<b>Decision:</b> Approval
<b>Parish:</b>	Kirkbymoorside Town Council	
<b>Applicant:</b>	Marshall Aerospace (Ms Sandra Walsh)	
<b>Location:</b>	Marshall Aerospace Ings Lane Kirkbymoorside YO62 6EZ	
<b>Proposal:</b>	Display of 1no. internally illuminated fascia sign to north elevation.	

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**44.**

<b>Application No:</b>	16/00032/TPO	<b>Decision:</b> Approval
<b>Parish:</b>	Welburn (Malton) Parish Council	
<b>Applicant:</b>	Mr Charles Lowry	
<b>Location:</b>	32 Crambeck Village Welburn Malton North Yorkshire YO60 7EZ	
<b>Proposal:</b>	To fell 3no. Sycamores and 1no. Larch within W1 of TPO No 202B/1994	

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**45.**

<b>Application No:</b>	16/00044/LBC	<b>Decision: Refusal</b>
<b>Parish:</b>	Ebberston Parish Council	
<b>Applicant:</b>	Mrs C Foster	
<b>Location:</b>	The Old Vicarage Main Street Yedingham Malton North Yorkshire YO17 8SL	
<b>Proposal:</b>	Internal alterations to include removal of internal wall to form additional kitchen space.	

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**46.**

<b>Application No:</b>	16/00064/FUL	<b>Decision: Approval</b>
<b>Parish:</b>	Huttons Ambo Parish Council	
<b>Applicant:</b>	Mr Edward Button	
<b>Location:</b>	Low Farm Cottage Low Hutton Malton YO60 7JB	
<b>Proposal:</b>	Erection of single storey rear lean to extension to form rear entrance hall, erection of pitched roof to existing flat roof extension and change of use and alteration of attached barn to form additional domestic accommodation together with demolition of existing porch.	

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**47.**

<b>Application No:</b>	16/00073/FUL	<b>Decision: Approval</b>
<b>Parish:</b>	Barton-le-Willows Parish	
<b>Applicant:</b>	Sir F Strickland-Constable	
<b>Location:</b>	Village Hall Barton Hill Malton YO60 7PD	
<b>Proposal:</b>	Erection of single storey flat roofed extension to side (south) elevation	

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**48.**

<b>Application No:</b>	16/00097/LBC	<b>Decision: Approval</b>
<b>Parish:</b>	Hovingham Parish Council	
<b>Applicant:</b>	Mrs J M Boggett	
<b>Location:</b>	Beck Cottage Market Square Hovingham Helmsley YO62 4JX	
<b>Proposal:</b>	External and internal alterations to include installation of replacement timber boarded door to front elevation and installation of replacement joists to first floor (part-retrospective).	

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**49.**

<b>Application No:</b>	16/00098/FUL	<b>Decision: Approval</b>
<b>Parish:</b>	Pickering Town Council	
<b>Applicant:</b>	S Taylor And Son	
<b>Location:</b>	Hungate Joinery Works Hungate Pickering North Yorkshire YO18 7DA	
<b>Proposal:</b>	Erection of single storey extension to northern part of workshop following demolition of former office.	

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