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Planning Committee

held at Ryedale House, Malton
Tuesday 16 February 2010

Present

Councillors Cottam (in the Chair), Andrews, Bailey, Mrs Burr, Cussons, Hawkins, Keal, Maud, Mrs Shields, Ms Warriner, Windress and Woodward

Substitutes: Councillor G Acomb (In place of Councillor K A Knaggs) and Councillor Mrs J Frank (In place of Councillor J Raper)

In Attendance

G Housden, Mrs N Lishman and P Simpson

Minutes

117 **Apologies for absence**

Apologies were received from Councillors Knaggs, Raper and Mrs Wilford

118 **Minutes**

The minutes of a meeting of the Planning Committee held on 19 January 2010 were presented.

Resolved

That the minutes of a meeting of the Planning Committee held on 19 January 2010 be approved and signed by the Chairman as a correct record.

119 **Urgent Business**

The Chairman reported that there were no items of urgent business to be dealt with as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972

120 **Declarations of Interest**

The following Members indicated that they would be declaring interests under the Members' Code of Conduct in respect of the following items:

Councillor

Application

Cottam	10
Cussons	6
Bailey	6
Hawkins	14
Windress	10, 14
Maud	14
Andrews	14, 15
Keal	7
Mrs Shields	7, 14
Mrs de Wend Fenton	7, 14
Acomb	14

121 **Schedule of Items to be determined by the Committee**

The Head of Planning submitted a list (previously circulated) of the applications for planning permission with his recommendations thereon.

Resolved

That the declarations set out in the agenda be dealt with as follows.

122 **09/00575/MOUT - Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside**

09/00575/MOUT – Outline Application Major - Residential development (site area 1.06ha) at Russells (Kirkbymoorside) Ltd, New Road, Kirkbymoorside

PERMISSION GRANTED subject to conditions as recommended

NB. Councillors Andrews and Woodward requested that their votes against this decision be recorded.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillor Cussons declared a personal interest, as he is a farmer and Councillor Bailey declared a personal and prejudicial interest, as he does business with the applicant and left the room during consideration of the item.

123 **09/01306/MFUL - Land and Buildings at Scagglethorpe Manor Farm, Main Street, Scagglethorpe**

09/1306/MFUL - Change of use and alteration of agricultural buildings to form 1 no. three bedroom dwelling with attached double garage, erection of 2 no. five

bedroom detached dwellings with detached double garages, 1 no. five bedroom detached dwelling with attached double garage, 1 no. four bedroom semi-detached dwelling with attached single garage, 1 no. three bedroom semi-detached dwelling with attached single garage and a terrace comprising of 3 no. two bedroom dwellings and 1 no. three bedroom dwelling with parking spaces together with formation of vehicular access.

PERMISSION GRANTED – subject to conditions as recommended

Declarations of Interest

In accordance with the Members' Code of Conduct Councillors Keal, Mrs de Wend Fenton and Mrs Shields declared a personal interest, as they knew the resident of one of the properties neighbouring the site.

124 **10/00014/MFUL - Sherburn Wold Farm, White Gate, Sherburn**

10/00014/MFUL - Erection of a 16,000 bird free range egg laying unit with 2no. associated feed bins (revised details to approval 09/00486/MFUL dated 20.08.2009)

PERMISSION GRANTED subject to conditions as recommended

125 **09/00369/FUL - Former WAAF Site, Wombleton Aerodrome, Common Lane, Wombleton**

09/00369/FUL - Demolition of existing unoccupied pre-fabricated dwellings and erection of 1 no. five bedroom dwelling with integral double garage.

DEFERRED for a site inspection on Tuesday 2 March 2010

126 **09/01178/MFUL - Hawthorns Elderley Persons Home, 53 Beverley Road, Norton**

09/01178/MFUL - Demolition of former Residential Care Home and erection of 10 no. two bedroom dwellings and 12 no. three bedroom dwellings with associated parking spaces, turning area, amenity space and alteration to existing vehicular access

PERMISSION GRANTED subject to conditions as recommended

The Chairman, Councillor Cottam, having declared a personal and prejudicial interest in the above item as Chairman of Yorkshire Housing Association,

withdrew from the meeting. The Vice Chairman of the Committee, Councillor Maud, accordingly took the Chair for the item. Councillor Windress declared a personal interest in the item as he had been lobbied.

127 **09/01356/FUL - Community House, Wentworth Street, Malton**

09/01356/FUL - Replacement of side elevation double doors with half glazed single door and half-glazed infill side panel with external concrete landing, handrail and step

PERMISSION GRANTED

128 **09/01369/FUL - Land to Rear of Birtley Court, Scarborough Road, Rillington**

09/01369/FUL - Erection of 2no. semi-detached two bedroom dwellings with 1no. linked three-bedroom dwelling, block of 2no. single garages and 3no. parking spaces

PERMISSION delegated to the Head of Planning Services, following the expiry of the consultation period

129 **09/01282/FUL - Watson Wood Fuels, The Woodyard, Main Street, Foxholes**

09/01282/FUL - Erection of building for the manufacture and storage of wood brickets for biomass fuel

PERMISSION GRANTED subject to conditions as recommended

130 **09/01277/FUL - School House Inn, Low Marishes, Malton**

09/01277/FUL - Change of use and alteration of former public house to form 1no. three-bed dwelling, 1no. four-bed dwelling with parking and amenity areas

PERMISSION REFUSED The Local Planning Authority do not consider that the lack of financial viability of the School House, Marishes has been satisfactory demonstrated and thereby the proposal is considered to be contrary to the provisions of Policy L11 of the Ryedale Local Plan and the requirements of Policy EC13.1 a, and b, of PPS4 - Planning for sustainable Economic Growth.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillors Hawkins declared a personal and prejudicial interest as he is a personal friend of an objector and left the room during consideration of the item. Councillors Windress, Maud, Andrews, Mrs Shields, Mrs de Wend Fenton and Acomb declared a personal interest as they had been lobbied by objectors to the proposal.

131 **Erection of sheltered housing complex by McCarthy & Stone on land to rear of Barton Cottage, Castle Howard Road, Malton - Application to revise off site affordable housing consultation**

Exempt Information - Exclusion of the Press and Public

Resolved

That under Section 100(A)(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting for the following items as there will be a likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act as the information relates to the financial or business affairs of any particular person.

Erection of sheltered housing complex by McCarthy & Stone on land to rear of Barton Cottage, Castle Howard Road, Malton – Application to revise affordable housing consultation

DEFERRED - Members were minded to accept the revised affordable housing contribution of £250,000 but instructed Officers to negotiate with McCarthy & Stone, the possibility of an overage arrangement. The decision was delegated to the Head of Planning in conjunction with the Chairman of the Planning Committee and Malton Ward Members.

Declarations of Interest

In accordance with the Members' Code of Conduct Councillor Andrews declared a personal interest as he had been canvassed with regard to the development.

132 **Ryedale District Council Tree Preservation Order No 323/2009 - Cropton**

Resolved

(i) That the Order be confirmed as unopposed without modification

(ii) That the Council Solicitor be authorised to serve the necessary notices

133 **List of Applications determined under delegated Powers.**

The Head of Planning submitted for information a report (previously circulated) which gave details of the applications determined by the Head of Planning in accordance with the Scheme of Delegated Decisions.

134 **Update on Planning Appeal Decisions**

The Head of Planning circulated with the agenda, details of appeal decisions received since the last meeting of the Committee.

The meeting commenced at 6.00 p.m. and ended at 9.45 p.m.