

## Planning Committee

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held at Council Chamber, Ryedale House, Malton  
Tuesday 5 July 2016

### Present

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

Substitutes: Councillor D Cussons

### In Attendance

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Helen Bloomer, Charlotte Cornforth, Gary Housden, Mel Warters and Anthony Winship

### Minutes

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17 **Apologies for absence**

Apologies were received from Councillor Hope and Councillor Shields.

18 **Minutes of meeting held on 7 June 2016**

**Decision**

That the minutes of the Planning Committee held on 7 June 2016 be approved and signed as a correct record.

[For 7                      Against 0                      Abstain 1]

19 **Urgent Business**

There was no urgent business.

20 **Declarations of Interest**

<b>Councillor</b>	<b>Item</b>
Windress	14, 16
Cussons	12, 17
Farnell	15
Cleary	14
Frank	14
Goodrick	14

Thornton	14
Maud	14
Burr	5, 14

21 **Part B Report - Developer Contributions from Small Sites**

The Planning Committee considered the report of the Head of Planning & Housing which had previously been circulated.

**Recommendation to Council**

The Planning Committee resolved to RECOMMEND to the Council the following approach:

(i) Continue to negotiate the on-site provision of affordable housing in line with Policy SP3 of the Ryedale Plan with the exception that on-site affordable housing contributions will not be sought from sites of 10 dwellings or less and which have a maximum combined gross floor space of no more than 1,000square metres;

(ii) Continue to negotiate the on-site provision of affordable housing in line with SP3 of the Ryedale Plan with the exception that on sites of between six and ten dwellings in parishes outside of Malton, Norton and Pickering, financial contributions will be sought in lieu of the existing on-site policy requirement and that financial contributions of an equivalent of 40% of provision will be sought on such sites in west and south west Ryedale;

(iii) Not seek financial contributions from small residential sites through the planning process towards affordable housing on sites of five dwellings or less under Policy SP3 of the Ryedale Plan.

[For 7                      Against      0                      Abstain      1]

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

22 **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 thereon.

23 **16/00469/73A - Willow House, Main Street , Normanby, Kirkbymoorside**

**16/00469/73A** - Variation of condition 05 of approval 13/00817/FUL dated 04.09.2013 to add Drawing no. 230 316 1 Rev A and Variation of Condition 16 of the same approval to add Drawing no. 230 316 1 Rev A and to replace

drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E and Variation of Condition 12 of the same approval to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E - revisions relating to means of enclosure and landscaping (part-retrospective)

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 8                      Against 0                      Abstain 1]

24      **16/00729/MFUL - Gravel Pit Farm, Sand Hutton, Malton**

**16/00729/MFUL** - Erection of a 16,000 bird free range egg laying unit with 2 no. associated feed bins, parking/turning area and concrete apron

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended and an additional condition recommended by Environmental relating to management of manure.

[For 9                      Against 0                      Abstain 0]

25      **16/00825/MFUL - New Cliff House, Cross Lane, Sinnington, Pickering**

**16/00825/MFUL** - Erection of nursery building and finishing building for the housing of pigs

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 9                      Against 0                      Abstain 0]

26      **16/00834/MFUL - East Heselton Wold Farm, Whin Moor Lane, West Heselton, Malton**

**16/00834/MFUL** - Erection of an agricultural building for the housing of pigs

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 9                      Against 0                      Abstain 0]

27      **16/00848/MFUL - Hatfields Land Rover, Thornton Road Industrial Estate Road, Pickering**

**16/00848/MFUL** - Demolition of existing Land Rover showroom and workshop and erection of a Land Rover dealership showroom and workshop facility with ancillary areas, outdoor vehicle display area, outdoor vehicle storage area and staff/customer parking areas with sections of additional 2.2m high wire mesh boundary fence

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 9                      Against 0                      Abstain 0]

28      **16/00901/MFUL - West Ings Bungalow, New Road to Kirkdale Lane, Kirkbymoorside**

**16/00901/MFUL** - Erection of an agricultural building for storage purposes following demolition of existing barn

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 9                      Against 0                      Abstain 0]

In accordance with the Members Code of Conduct Councillor Cussons declared a personal non pecuniary but not prejudicial interest.

29      **16/00965/MFUL - Peckets Yard, East End, Sheriff Hutton**

**16/00965/MFUL** - Erection of 1no. five bedroom dwelling, 6no. four bedroom dwellings, 1no. three bedroom dwelling and 4no. two bedroom dwellings with associated garaging, parking, amenity areas and landscaping

**Decision**

**DEFERRED FOR A SITE VISIT** - Tuesday 19 July 2016 at 10.00am.

[For 9                      Against 0                      Abstain 0]

30      **16/00013/MOUT - The Showfield, Pasture Lane, Malton**

**16/00013/MOUT** - Residential development (Use Class C3) for 87no. dwellings

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended and the completion of a Section 106 Agreement.

[For 5                      Against 4                      Abstain 0]

In accordance with the Members Code of Conduct Councillors Windress, Cleary, Frank, Goodrick, Thornton, Maud and Burr declared a personal non pecuniary but not prejudicial interest.

31      **15/00423/OUT - Land at Meadowfield, 40 Thornton Road, Pickering**

**15/00423/OUT** - Erection of 5no. detached dwellings and formation of vehicular access together with demolition of existing dwelling and buildings

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 9                      Against 0                      Abstain 0]

In accordance with the Members Code of Conduct Councillor Farnell declared a personal non pecuniary but not prejudicial interest.

32      **16/00902/73A - Land North of Greys Farm, High Street, Cropton, Pickering**

**16/00902/73A** - Variation of Condition 18 of approval 10/01367/FUL dated 15.04.2011 to replace drawing no. H/100/12/01 with drawing nos. H/100/12/01 REV A and H/100/12/15 to regularise timber clad garage as built

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 8                      Against 0                      Abstain 1]

In accordance with the Members Code of Conduct Councillor Windress declared a personal non pecuniary but not prejudicial interest.

33      **16/00936/HOUSE - Rose Cottage, 2 South View, Kirby Misperton Lane, Great Habton**

**16/00936/HOUSE** - Erection of single storey extension to detached garage following demolition of existing stable (revised details to approval 15/01059/HOUSE dated 14.10.2015) (part-retrospective)

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 9                      Against 0                      Abstain 0]

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

34      **16/00941/FUL - Shop, 42 Beverley Road, Norton, Malton**

**16/00941/FUL** - Change of use and alterations to post office to form 1no. bedroom annexe together with formation of vehicular access and erection of close-boarded timber fence and gate to match existing

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For	9	Against	0	Abstain	0]
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In accordance with the Members Code of Conduct Councillors Burr and Goodrick declared a personal non pecuniary but not prejudicial interest.

**35 Any other business that the Chairman decides is urgent.**

The site visit for Item No. 13 was agreed to take place on Tuesday 19 July 2016 at 10.00am.

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

The Head of Planning & Housing submitted for information (previously circulated) a list which gave details of the applications determined by the Head of Planning & Housing in accordance with the scheme of delegated decisions.

**Meeting Closed 9.05pm**