

# RYEDALE DISTRICT COUNCIL

## APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS 22 JULY TO 19 AUGUST 2016

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1.

**Application No:** 16/00799/FUL **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr Adrian Buckley  
**Location:** 12 Market Place Kirkbymoorside YO62 6DA  
**Proposal:** Change of use and alteration of former bank (Use Class A2) to a cafe and sandwich shop (Use Classes A3 and A1)

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2.

**Application No:** 16/00820/FUL **Decision: Refusal**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Johnny Shaw  
**Location:** Bowforth Farm Back Lane Welburn Kirkbymoorside YO62 6HJ  
**Proposal:** Change of use and alterations to Barns 1 and 2 to include erection of one and two storey linking extensions to north and east elevations and erection of two storey extension to south elevation to form a 4no. bedroom dwelling with attached 1no. bedroom studio together with change of use and part-rebuilding of Barn 3 to form a detached annexe for guest accommodation, office, plant room and double garage.

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3.

**Application No:** 16/00830/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Ms Clara Turlington  
**Location:** 40 Westgate Pickering YO18 8BA  
**Proposal:** Erection of a detached garage and store to serve 40 Westgate with access off Firthland Road

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4.

**Application No:** 16/00840/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mrs Janet Laverick  
**Location:** 7 Train Lane Pickering North Yorkshire YO18 8DX  
**Proposal:** Replacement of 7no. existing windows to include 5no. double-glazed sliding sash windows to front elevation and 2no. double-glazed casement windows to first floor rear elevation

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5.

**Application No:** 16/00909/FUL **Decision: Approval**  
**Parish:** Heslerton Parish Council  
**Applicant:** Mr & Mrs Matt Stroud  
**Location:** Greenacres 125 Scarborough Road East Heslerton Malton YO17 8RW  
**Proposal:** Erection of part two storey/part single storey extension and alterations to existing bungalow to form a 4no. bedroom dwelling and erection of detached double garage

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6.

**Application No:** 16/00929/HOUSE **Decision: Approval**  
**Parish:** Langton Parish Meeting

**Applicant:** Mr John Williams  
**Location:** Noahs Ark Main Street Langton Malton YO17 9QP  
**Proposal:** Erection of two storey extension to east elevation to replace existing single storey extension together with alterations to the layout and type of doors and windows on all elevations of the existing dwelling and installation of roof lights to the east and west roof slopes

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**7.**  
**Application No:** 16/00950/FUL **Decision: Approval**  
**Parish:** Ebberston Parish Council  
**Applicant:** Mr W Brannon  
**Location:** Wold View 124 Main Street Ebberston Scarborough North Yorkshire YO13 9NJ  
**Proposal:** Erection of a 5no. bedroom replacement dwelling to include attached garage and detached garden room following demolition of existing dwelling, garage and shed.

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**8.**  
**Application No:** 16/00988/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Lloyd Webster  
**Location:** 11 Castlegate Pickering North Yorkshire YO18 7AX  
**Proposal:** External and internal alterations to include erection of single storey rear extension following demolition of existing porch and removal of concrete render to front elevation together with installation of replacement staircase and relocation of partition walls to form first floor landing and ensuite

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**9.**  
**Application No:** 16/00989/FUL **Decision: Approval**  
**Parish:** Harome Parish Council  
**Applicant:** Mr & Mrs M Ormrod  
**Location:** Saxon House Main Street Harome Helmsley YO62 5JF  
**Proposal:** Change of use and alterations to detached garage to form 1no. bedroom self-contained residential annexe for family use, together with alterations to the principal dwelling to include extension to porch roof and installation of replacement UPVC sliding sash windows to front elevation

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**10.**  
**Application No:** 16/00990/HOUSE **Decision: Refusal**  
**Parish:** Norton Town Council  
**Applicant:** Ms K Hurst  
**Location:** 11 Langton Road Norton Malton North Yorkshire YO17 9AD  
**Proposal:** Formation of vehicular access following removal of section of boundary wall to include installation of dropped kerb

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**11.**  
**Application No:** 16/00991/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Robert C Tooke  
**Location:** Rock Cottage 25 East Mount Malton North Yorkshire YO17 7JT  
**Proposal:** Erection of a 1m high replacement stone front boundary wall with timber panels above (overall height 1.95m) and interspersed by 2m high forticrete pillars and a 1.8m high timber single handgate

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**12.**  
**Application No:** 16/00993/LBC **Decision: Approval**  
**Parish:** Malton Town Council

**Applicant:** Mr John Whitehead  
**Location:** Royal Oak 26 Market Place Malton YO17 7LX  
**Proposal:** External and internal alterations as part of a general refurbishment to include new flooring, new mid-height fixed seating, full refurbishment of the existing toilets and new external signage to include externally illuminated individual letter fascia name sign, externally illuminated hanging sign, 4no. poster cases, 3no.LED floodlights and 1no.copper entrance lantern

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**13.**  
**Application No:** 16/00995/FUL **Decision: Approval**  
**Parish:** Ampleforth Parish Council  
**Applicant:** Mr David Read  
**Location:** Ampleforth Monastery Ampleforth Helmsley YO62 4DL  
**Proposal:** Erection of glazed entrance lobby and associated link bridge to north elevation, installation of external flue to north facing roofslope, replacement and refurbishment of windows to all elevations and formation of fire door and access ramp to south elevation

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**14.**  
**Application No:** 16/00996/HOUSE **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** Mr A L J Mathe  
**Location:** Westwood Cottage Park Street Hovingham YO62 4JZ  
**Proposal:** Erection of single storey fully glazed sun room to rear (north) elevation

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**15.**  
**Application No:** 16/00999/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Miss Jan Cousins  
**Location:** Well Garth 77 Middlecave Road Malton North Yorkshire YO17 7NQ  
**Proposal:** Erection of front porch and replacement of all windows to front and side elevations

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**16.**  
**Application No:** 16/01005/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Philip Taylor  
**Location:** 12 Winthrop Close Malton YO17 7FL  
**Proposal:** Alterations to attached garage to form additional domestic living space together with installation of window to north elevation to replace garage door and formation of internal access to main dwelling

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**17.**  
**Application No:** 16/01009/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Atkinson  
**Location:** Mayfield House Malton Road Pickering North Yorkshire YO18 8EA  
**Proposal:** Erection of an extension to an agricultural building for the storage of feed and machinery

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**18.**  
**Application No:** 16/01013/HOUSE **Decision: Approval**  
**Parish:** Weaverthorpe Parish Council  
**Applicant:** Mr Bill Potter  
**Location:** September Cottage Main Road Weaverthorpe Malton YO17 8EY  
**Proposal:** Erection of a detached single garage following removal of brick outhouse

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19.

**Application No:** 16/01019/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr John Marshall  
**Location:** 2 Market Place Pickering YO18 7AA  
**Proposal:** Change of use of bike shop (Use Class A1) to a mixed use of craft shop (A1) and tea room (A3) (retrospective)

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20.

**Application No:** 16/01021/ADV **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Punch Taverns Ltd (Mr Shanley)  
**Location:** Royal Oak 26 Market Place Malton YO17 7LX  
**Proposal:** Display of 1no. externally illuminated individual letter fascia name sign, 1no. externally illuminated hanging sign, 4no. poster cases, 3no.LED floodlights and 1no.copper entrance lantern

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21.

**Application No:** 16/01030/FUL **Decision: Refusal**  
**Parish:** Sinnington Parish Council  
**Applicant:** Ms Elizabeth Newbronner  
**Location:** Land East Of Main Street Sinnington Pickering  
**Proposal:** Formation of a 20m x 30m all weather area for horse turn out and riding for private use only

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22.

**Application No:** 16/01028/FUL **Decision: Approval**  
**Parish:** Weaverthorpe Parish Council  
**Applicant:** The Star Inn (Mr Julien Martell)  
**Location:** The Star Inn Main Road Weaverthorpe Malton YO17 8EY  
**Proposal:** Change of use and alterations to existing attached garage to form guest accommodation to include erection of single storey extension to east elevation

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23.

**Application No:** 16/01038/73A **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wrelton Parish  
**Applicant:** Mr & Mrs Shaw  
**Location:** Boundary Farm Main Street Middleton Pickering YO18 8PB  
**Proposal:** Removal of Condition 01 of approval 00/00900/73 dated 31.08.2000 (equestrian occupancy condition)

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24.

**Application No:** 16/01039/LBC **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Yorkshire Housing (Bould)  
**Location:** 84 Commercial Street Norton Malton YO17 9ES  
**Proposal:** Internal alterations to include installation of secondary glazing to all windows

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25.

**Application No:** 16/01040/FUL **Decision: Approval**  
**Parish:** Heslerton Parish Council  
**Applicant:** H J Wilson & Son (Mr Wilson)  
**Location:** Manor Wold Farm East Heslerton Malton North Yorkshire YO17 8RN

**Proposal:** Erection of an agricultural building for the housing of pigs

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26.

**Application No:** 16/01043/FUL **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Yorkshire Housing  
**Location:** 1 - 14 Tinley Gardens Kirkbymoorside YO62 6HZ  
**Proposal:** Replacement of existing timber windows and doors by PVCU windows and doors

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27.

**Application No:** 16/01045/HOUSE **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wrelton Parish  
**Applicant:** Mr & Mrs Strickson  
**Location:** Lavandel Back Lane South Middleton Pickering North Yorkshire YO18 8NU  
**Proposal:** Erection of single storey extension to rear elevation

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28.

**Application No:** 16/01052/ADV **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam (Malton) Estate (Mr Alex Welburn)  
**Location:** 13 - 17 Market Street Malton North Yorkshire YO17 7LY  
**Proposal:** Display of 3no, non illuminated double sided hardwood hanging signs and 1 no. non-illuminated hardwood fascia sign to give directions from Market Street to the Talbot Yard Food Court and back again via the passageway at the side of 13-17 Market Street and the ramp to the side of the Fersina premises

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29.

**Application No:** 16/01053/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam (Malton) Estate (Mr Alex Welburn)  
**Location:** 13 - 17 Market Street Malton North Yorkshire YO17 7LY  
**Proposal:** Display of 3no, non illuminated double sided hardwood hanging signs and 1 no. non-illuminated hardwood fascia sign to give directions from Market Street to the Talbot Yard Food Court and back again via the passageway at the side of 13-17 Market Street and the ramp to the side of the Fersina premises

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30.

**Application No:** 16/01054/CLOPUD **Decision: Refusal**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Preston  
**Location:** Eastgate House Malton Road Pickering YO18 7JW  
**Proposal:** Certificate of lawfulness for a proposed use or development in respect of the erection of a 1no. bedroom log cabin to provide ancillary accommodation to Eastgate House

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31.

**Application No:** 16/01065/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Stovold  
**Location:** 15 Meadow Road Pickering North Yorkshire YO18 8NW  
**Proposal:** Erection of single storey extension to attached garage and raising of roof height to form additional domestic living space and erection of porch to side elevation

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32.

**Application No:** 16/01073/HOUSE **Decision: Approval**

**Parish:** Langton Parish Meeting  
**Applicant:** Mr D Gray  
**Location:** The Old Rectory Main Street Langton Malton North Yorkshire YO17 9QP  
**Proposal:** Erection of timber portico with associated entrance steps to east elevation

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**33.**

**Application No:** 16/01074/LBC **Decision: Approval**  
**Parish:** Langton Parish Meeting  
**Applicant:** Mr D Gray  
**Location:** The Old Rectory Main Street Langton Malton North Yorkshire YO17 9QP  
**Proposal:** External and internal alterations to include erection of timber portico, formation of steps and installation of replacement door to east elevation, installation of 6no. rooflights and satellite dish to north and south facing roofslopes, installation of replacement door and 3no. windows to west and north elevations together with formation of additional domestic accommodation by conversion of attached garage and removal, replacement and opening-up of some internal walls and installation of 4no. replacement fireplaces

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**34.**

**Application No:** 16/01079/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr & Mrs Robinson  
**Location:** Dovecote Keldholme Priory Village Street Keldholme Kirkbymoorside YO62 6LZ  
**Proposal:** Erection of single storey extension to rear elevation following demolition of existing conservatory

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**35.**

**Application No:** 16/01083/ADV **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Yorkshire Bank  
**Location:** Yorkshire Bank Plc 7 Wheelgate Malton North Yorkshire YO17 7HT  
**Proposal:** Display of 1no. externally illuminated hanging sign to front elevation

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**36.**

**Application No:** 16/01094/FUL **Decision: Refusal**  
**Parish:** Slingsby Parish Council  
**Applicant:** Mandale Construction Ltd  
**Location:** Land East Of High Street Slingsby Malton  
**Proposal:** Siting of a sales cabin (retrospective application)

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**37.**

**Application No:** 16/01095/ADV **Decision: Refusal**  
**Parish:** Slingsby Parish Council  
**Applicant:** Mandale Construction Ltd  
**Location:** Land East Of High Street Slingsby Malton  
**Proposal:** Display of 6no. site advertisement flags on 5.4m high flagpoles

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**38.**

**Application No:** 16/01102/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Daniel Harland  
**Location:** 15 Maudon Avenue Pickering North Yorkshire YO18 7EJ  
**Proposal:** Erection of detached garage to replace existing detached garage

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**39.**

**Application No:** 16/01104/ADV **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** (Fitzwilliam (Malton) Estate) Mr Alex Welburn  
**Location:** Talbot Yard Yorkersgate Malton North Yorkshire  
**Proposal:** Display of 1no. non-illuminated hand-painted sign to east elevation

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**40.**

**Application No:** 16/01120/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** (Fitzwilliam (Malton) Estate) Mr Alex Welburn  
**Location:** Talbot Yard Yorkersgate Malton North Yorkshire  
**Proposal:** External alterations to include display of 1no. non-illuminated hand-painted sign to east elevation

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**41.**

**Application No:** 16/01118/FUL **Decision: Approval**  
**Parish:** Lillings Ambo Parish Council  
**Applicant:** J And J Properties (Mr John Nellis)  
**Location:** Village Farm Goose Track Lane West Lilling YO60 6RP  
**Proposal:** Installation of an LPG gas tank to serve 3no. dwellings in Barn Terrace and an LPG gas tank to serve Yew Tree House (retrospective)

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**42.**

**Application No:** 16/01119/FUL **Decision: Approval**  
**Parish:** Lillings Ambo Parish Council  
**Applicant:** J And J Properties (Mr John Nellis)  
**Location:** Village Farm Goose Track Lane West Lilling YO60 6RP  
**Proposal:** Formation of visitor car parking area to serve 3no. dwellings in Barn Terrace and Yew Tree House (retrospective)

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**43.**

**Application No:** 16/01134/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mrs Joanne Jarrett  
**Location:** 6 - 8 Market Street Malton North Yorkshire YO17 7LY  
**Proposal:** External alterations to include installation of a wrought iron bracket to display 1no. non-illuminated hanging sign to front elevation and display of 1no. non-illuminated fascia sign

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