

## **Planning Committee**

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Held at Council Chamber, Ryedale House, Malton  
Wednesday 31 August 2016

### **Present**

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Councillors Joy Andrews (Substitute), Burr MBE, Cussons (Substitute), Farnell, Goodrick, Hope, Maud, Raper (Substitute), Shields and Windress (Chairman)

Substitutes: Councillor J Andrews, Councillor D Cussons and Councillor J Raper

### **In Attendance**

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Helen Bloomer, Samantha Burnett, Charlotte Cornforth, Gary Housden, Ellis Mortimer and Anthony Winship

### **Minutes**

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49 **Apologies for absence**

Apologies were received from Councillors Thornton, Frank and Cleary.

50 **Minutes of meeting held on 2 August 2016**

**Decision**

That the minutes of the Planning Committee held on 2 August 2016 be approved and signed as a correct record.

[For 9

Against 0

Abstain 1]

51 **Urgent Business**

There was no urgent business.

52 **Declarations of Interest**

<b>Councillor</b>	<b>Item</b>
Cussons	6
Farnell	6, 18
Raper	8, 9, 10, 11
Goodrick	13
Hope	12
Windress	6
J Andrews	16
Burr	8, 9, 10 ,11, 15

53 **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.

54 **16/00346/MOUTE - Land North of Outgang Lane, Pickering**

**16/00346/MOUTE** - Hybrid Planning Application comprising 1) application for full planning permission for a 5,127 sq m purpose built production unit (B2 Use) on the eastern area of land to the South of Thornton Road Industrial Estate with associated infrastructure comprising construction of access road from Thornton Road Industrial Estate, car parking, servicing, drainage works and landscaping 2) application for outline planning permission for the erection of 5,900 m2 of Business Units (B1 Use) and 5,990 sq m of Industrial Units (B2 Use) on land to South of Thornton Road Industrial Estate (western portion of the site) - site area 6.60 ha.

**Decision**

**PERMISSION GRANTED** - Subject to conditions and a Section 106 agreement to deal with improvements to Outgang Drain.

[For 10

Against 0

Abstain 0]

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

55 **16/01022/73AM - Wombleton Caravan Park, Moorfields Lane, Wombleton**

**16/01022/73AM** - Variation of Condition 05 of approval 11/01189/73AM dated 03.02.2012 to allow year round opening of the caravan park for the static holiday units and the seasonal/touring caravans and Removal of Condition 07 of the same approval to allow all caravans to remain on the pitches as necessary.

**Decision**

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

[For 10

Against 0

Abstain 0]

56 **16/00054/FUL - Talbot Hotel & York House, Yorkersgate, Malton**

**16/00054/FUL** - Erection of linking extension between the Talbot Hotel and York House comprising of a basement level event hall with ground floor level dining hall above, regrading and reconstruction of the terraced garden to the south of York House to allow for outdoor events, change of use and alteration of York House to form additional guest bedrooms and associated facilities for the Talbot Hotel together with demolition of outbuilding, walls and toilet block.

**Decision**

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

[For 10

Against 0

Abstain 0]

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

57 **16/00055/LBC - Talbot Hotel & York House, Yorkersgate, Malton**

**16/00055/LBC** - External and internal alterations to include erection of a two storey linking extension between the Talbot Hotel and York House, regrading and reconstruction of the terraced garden to the south of York House, internal alterations to York House to allow conversion to additional guest bedrooms and associated facilities for the Talbot Hotel and demolition of outbuildings, walls and toilet block within yard area between the main buildings.

**Decision**

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

[For 10

Against 0

Abstain 0]

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

58 **16/00212/FUL - York House & Unit 10A Rear of Yorkersgate, Malton**

**16/00212/FUL** - Change of use of ground floor of York House, together with erection of a temporary events tent with wooden steps, toilets within gardens to York House. Erection of temporary toilet block within York House Yard with all associated service connections together with use of Unit 10A rear of 37 Yorkersgate as an associated temporary kitchen to include new door opening.

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended and for a temporary period of three years.

[For 10

Against 0

Abstain 0]

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

59 **16/00213/LBC - York House & Unit 10A Rear of Yorkersgate, Malton**

**16/00213/LBC** - Change of use of ground floor of York House, together with erection of a temporary events tent with wooden steps, toilets within gardens to York House. Erection of temporary toilet block within York House Yard with all associated service connections together with use of Unit 10A rear of 37 Yorkersgate as an associated temporary kitchen to include new door opening.

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended and for a temporary period of three years.

[For 10

Against 0

Abstain 0]

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

60 **16/00435/FUL - Land Rear of Park View, Finkle Street, Sheriff Hutton**

**16/00435/FUL** - Erection of 2no. four bedroom detached dwellings with detached double garages together with formation of vehicular access.

**Decision**

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

[For 9

Against 1

Abstain 0]

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

61 **16/00514/FUL - Wintringham Common Farm, Malton Road, West Knapton**

**16/00514/FUL** - Change of use, partial rebuilding and extension of agricultural buildings to form 24no. additional dog boarding kennels with attached individual covered exercise areas, office and food preparation area, change of use of detached building to an isolation block comprising 8no. kennels and open plan exercise pound, change of use of detached building to a covered dog exercise area to include sheeting over the open eastern gable end, change of use of building that abuts the proposed kennels to a covered dog exercise area, use of adjacent grass paddocks as outside dog exercising areas and for dog agility classes and formation of visitors parking area (part retrospective application).

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended including an initial 12 month review period for the proposed noise management plan condition.

[For 10

Against 0

Abstain 0]

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

62 **16/00900/HOUSE - Fairfax House, Mill Lane, Ampleforth**

**16/00900/HOUSE** - Erection of two storey extension to rear elevation, single storey extension to side elevation and detached two storey garage/workshop to include ancillary accommodation above together with erection of 1.1m-high timber post and rail boundary fence and electric entrance gates following demolition of existing extension and outbuildings.

**Decision**

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

[For 10

Against 0

Abstain 0]

63 **16/01049/HOUSE - 2 Millers Close, Norton**

**16/01049/HOUSE** - Erection of two storey side extension to east elevation with linking glass canopy to south elevation.

**Decision**

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

[For 10

Against 0

Abstain 0]

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

64 **16/01236/73A - The Barn, Middleton Hall, Main Street, Middleton**

**16/01236/73A** - Variation of Condition 02 of approval 07/00995/FUL dated 08.01.2008 to state: "The accommodation hereby permitted shall be, and shall remain, ancillary to the use of the dwelling currently known as Middleton Hall. It shall be used only by and in association with members of the family of the occupiers of that dwelling and as holiday accommodation." - retrospective application.

**Decision**

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

[For 9

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillor J Andrews declared a personal and prejudicial interest and left the meeting for the duration of the item.

65 **15/00107/UD - Land at Croft Farm, The Lane, Gate Helmsley**

**Decision**

The Council Solicitor be authorised in consultation with the Head of Planning & Housing Services to issue an enforcement notice pursuant to Section 172 of the Town and Country Planning Act 1990 (as amended) requiring:

1. Cease the use of the land known as Land at Croft Farm for residential purposes
2. Remove from the land the mobile home, the two caravans and the timber shed
3. Restoration of the land to its former condition, through the removal of the additional car parking area
4. Cultivate and seed the land to a condition fit for equestrian use

[For 9

Against 0

Abstain 0]

66 **16/00060/UD - Land East of High Street, Slingsby**

**Decision**

The Council Solicitor be authorised in consultation with the Head of Planning & Housing Services to issue an enforcement notice pursuant to Section 172 of the Town and Country Planning Act 1990 (as amended) and/or a breach of condition notice pursuant to section 187A of the Town and Country Planning Act 1990 (as amended) together with any associated court action requiring:

1. Removal from the land of the sales cabin
2. Removal from the land of the 6 flag advertisements and the 6 flag poles
3. Altering the layout of the land to accord with approved plan 1531/C002A (Drawing Site Set Up Plan - Construction, validated by the local planning authority 16/05/16)

[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.



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

There was no urgent business.

68 **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.

69 **Update on Appeal Decisions**

Members were advised of the following appeal decision:

Appeal ref - APP/Y2736/W/16/3147098 - Bulmer Farm Lodges, Riggs Road, Ryton, Malton YO17 6SA.

**Meeting closed at 8.45pm**