

# RYEDALE DISTRICT COUNCIL

## APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS 20<sup>th</sup> August 2018

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1.

**Application No:** 17/01206/HOUSE **Decision: Approval**  
**Parish:** Cropton Parish Council  
**Applicant:** Mr & Mrs Farrow  
**Location:** Holme House High Street Cropton Pickering YO18 8HL  
**Proposal:** Conversion and alteration of attached outbuilding to additional domestic accommodation together with erection of a garden room to replace existing conservatory

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2.

**Application No:** 17/01207/LBC **Decision: Approval**  
**Parish:** Cropton Parish Council  
**Applicant:** Mr & Mrs Farrow  
**Location:** Holme House High Street Cropton Pickering YO18 8HL  
**Proposal:** External and internal alterations to allow conversion of attached outbuilding to additional domestic accommodation together with erection of a garden room to replace existing conservatory

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3.

**Application No:** 18/00063/FUL **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr Haw  
**Location:** Land At West Of Kirklands Carter Lane Kirkbymoorside North Yorkshire  
**Proposal:** Erection of detached 2 bedroom self-build dwelling with attached garage.

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4.

**Application No:** 18/00303/FUL **Decision: Approval**  
**Parish:** Huttons Ambo Parish Council  
**Applicant:** DH Group (Mr Sean Harrison)  
**Location:** Malton Enterprise Park 1 Cherry Farm Close Malton North Yorkshire  
**Proposal:** Erection of three units for office/ light industrial and storage and distribution use along with associated parking, use classes B1, B2 & B8

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5.

**Application No:** 18/00441/FUL **Decision: Approval**  
**Parish:**  
**Applicant:** Mr & Mrs T Ruston  
**Location:** Land To North Of Malton Road West Knapton Malton North Yorkshire  
**Proposal:** Formation of vehicular access.

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6.

**Application No:** 18/00463/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam (Malton) Estate (Mr James Manley)  
**Location:** Wentworth Arms Hotel 111 Town Street Old Malton Malton YO17 7HD  
**Proposal:** Replacement of existing south elevation entrance door and installation of a canopy above

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7.

**Application No:** 18/00466/FUL **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr Alan Plews  
**Location:** Workshop At The Bungalow Cornborough Lane Sheriff Hutton North Yorkshire YO60 6QN  
**Proposal:** Change of use of agricultural building to form joinery workshop (Use Class B1(c) (retrospective)).

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8.

**Application No:** 18/00477/LBC **Decision: Approval**  
**Parish:** Ebberston Parish Council  
**Applicant:** Miss Laura Cowlbeck  
**Location:** St Marys Cottage Hagg Side Lane Ebberston Scarborough YO13 9PA  
**Proposal:** External alterations to include erection of a timber framed glass extension to replace existing lean to extension, remove sand/cement strap pointing from the exterior stonework and re point with lime mortar mix, replace 6 quoins at lower section of North Facing Wall to match with the quoins that are in the above section. remove sand/cement render from West facing wall, apply two coats of Lime harl /render to include fibre reinforcement in mortar.

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9.

**Application No:** 18/00479/HOUSE **Decision: Approval**  
**Parish:** Huttons Ambo Parish Council  
**Applicant:** Mr Simon Pope  
**Location:** High Gaterley Farm Crows Nest To Low Gaterley Castle Howard Malton North Yorkshire YO60 7HT  
**Proposal:** Extension and alterations to include erection of single storey extension to west elevation, erection of single storey link extension between main dwelling and existing outbuildings to form additional domestic living space and a courtyard garden, following demolition of existing sheds and lean to outbuildings and alterations to landscaping.

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10.

**Application No:** 18/00523/HOUSE **Decision: Approval**  
**Parish:** Westow Parish Council  
**Applicant:** Mr David Hutchinson  
**Location:** The Tailors Shop Main Street Westow Malton North Yorkshire YO60 7NE  
**Proposal:** Erection of a single storey rear extension

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11.

**Application No:** 18/00507/HOUSE **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** L & M Hawley  
**Location:** Brook House Market Square Hovingham Helmsley North Yorkshire YO62 4JX  
**Proposal:** Alterations to include replacement of side hung casement window with timber sash window to the north elevation, replacement of existing window with a larger window and replacement of existing window with double door to west elevation, together with demolition of existing garage and alterations to front boundary wall.

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12.

**Application No:** 18/00508/LBC **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** L & M Hawley  
**Location:** Brook House Market Square Hovingham Helmsley North Yorkshire YO62 4JX  
**Proposal:** Internal and external alterations to include replacement of side hung casement window with timber sash window to the north elevation, replacement of existing window with a larger window and replacement of existing window with double door to west elevation, alterations to internal layout, demolition of existing detached garage, removal of existing timber access gates and replacement of inset planting with natural stone coping to front boundary wall.

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13.

**Application No:** 18/00510/CLOPUD **Decision: Approval**  
**Parish:** Gate Helmsley Parish Council  
**Applicant:** Mr Holden  
**Location:** Oakwood The Lane Gate Helmsley YO41 1JT  
**Proposal:** Erection of rear ground floor extension to replace existing conservatory

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14.

**Application No:** 18/00511/HOUSE **Decision: Approval**  
**Parish:** Habton Parish Council  
**Applicant:** David Rendle  
**Location:** Longlands Hall Riggs Road Ryton Malton YO17 6RZ  
**Proposal:** External alterations to include erection of a part single storey part two storey extension to the west elevation, alterations to existing single storey extension on south elevation to form flat roof with roof lantern, together with erection of an entrance door portico following demolition of conservatory and repositioning of rear porch and some alterations to existing windows and doors.

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15.

**Application No:** 18/00512/HOUSE **Decision: Approval**  
**Parish:** Swinton Parish Council  
**Applicant:** Mr & Mrs Guy Raines  
**Location:** Homegarth Swinton Lane Swinton Malton YO17 6QR  
**Proposal:** External alterations to include a single storey infill extension to east elevation with installation of adjacent steps and balustrade to serve new door opening

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16.

**Application No:** 18/00515/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Horsfall  
**Location:** Netherlea 17 Eastfield Road Pickering YO18 7HU  
**Proposal:** Erection of a part single storey/part two storey extension to the rear elevation

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17.

**Application No:** 18/00516/FUL **Decision: Approval**  
**Parish:** Wombledon Parish Council  
**Applicant:** Mr Martin Connors  
**Location:** The Rowans Nawton Road Wombledon Kirkbymoorside North Yorkshire YO62 7RJ  
**Proposal:** Change of use of paddock land to a 28m x 27m manege (all weather riding area) for private use only

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18.

**Application No:** 18/00529/HOUSE **Decision: Approval**  
**Parish:** Leavening Parish Council  
**Applicant:** Mr M England  
**Location:** 2 Whinfield Terrace Dam Lane Leavening Malton North Yorkshire YO17 9SH  
**Proposal:** Erection of a two storey gable end extension, single storey rear extension and front porch to include demolition of existing outbuildings

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19.

**Application No:** 18/00533/FUL **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Norton Priory Garage (Mr S Dove)  
**Location:** Norton Priory Garage Scarborough Road Norton Malton YO17 8AB  
**Proposal:** Erection of single storey extension to front elevation to form office space

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20.

**Application No:** 18/00535/HOUSE **Decision: Approval**  
**Parish:** Wombledon Parish Council  
**Applicant:** Mr Kevin Goddard  
**Location:** Marp House Nawton Road Wombledon Kirkbymoorside North Yorkshire YO62 7RJ  
**Proposal:** Erection of front entrance porch together with installation of 1no. dormer window and 2no. rooflights to the rear roofslope and 2no. rooflights to the front roofslope

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21.

**Application No:** 18/00541/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr N & Mrs L Robson  
**Location:** 37 Forest Road Pickering YO18 7EE  
**Proposal:** Erection of two storey side extension

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22.

**Application No:** 18/00542/FUL **Decision: Approval**  
**Parish:** Thornton-le-Dale Parish Council  
**Applicant:** Scaling & Cracknell  
**Location:** Skelton Wath Farm Marishes Lane Low Marishes Malton North Yorkshire YO17 6RJ  
**Proposal:** Change of use and alteration of attached outbuildings to form additional domestic living space for the farmhouse and a one bedroom holiday cottage.

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23.

**Application No:** 18/00548/TPO **Decision: Approval**  
**Parish:** Welburn (Malton) Parish Council  
**Applicant:** Mrs Sheila Jackson  
**Location:** Barn Owl Cottage 27 Crambeck Village Welburn Malton North Yorkshire YO60 7EZ  
**Proposal:** T1 Beech - remove southern limb over garden of no 27 Crambeck Village. T2 beech - crown lift to 5m.

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24.

**Application No:** 18/00549/HOUSE **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Mrs Vicky Powell  
**Location:** 20 Wood Street Norton Malton North Yorkshire YO17 9BA  
**Proposal:** Installation of dormer window to the rear roof slope and rooflight to the front roof slope to allow formation of additional domestic accommodation.

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25.

**Application No:** 18/00566/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam (Malton) Estate (Mr James Manley)  
**Location:** Wentworth Arms Hotel 111 Town Street Old Malton Malton North Yorkshire YO17 7HD  
**Proposal:** Replacement of existing south elevation entrance door and installation of a canopy above.

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26.

**Application No:** 18/00571/TPO **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Michael Saul  
**Location:** Land At OS Field 5031 Mill Lane Pickering North Yorkshire  
**Proposal:** 3no. Beech trees (T3, T4, T5) crown lift to 5.1m and light (10%) crown thin, TPO number 165/1991.

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27.

**Application No:** 18/00555/TPO **Decision: Partial Approve/Refuse**  
**Parish:** Amotherby Parish Council  
**Applicant:** Mr & Mrs Diggory  
**Location:** The Old Vicarage Church Street Amotherby Malton North Yorkshire YO17 6TN  
**Proposal:** Sycamore T5 fell, Sycamore T7 fell, Chestnut T8 crown lift to 5.1m TPO number 273/2001.

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28.

**Application No:** 18/00556/HOUSE **Decision: Approval**  
**Parish:** Ganton Parish Council  
**Applicant:** Mrs Margaret Bennett  
**Location:** The Old Barn Duck Lane Ganton Scarborough North Yorkshire YO12 4NU  
**Proposal:** Installation of timber double glazed window with sandstone sill to front elevation.

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29.

**Application No:** 18/00557/LBC **Decision: Approval**  
**Parish:** Ganton Parish Council  
**Applicant:** Mrs Margaret Bennett  
**Location:** The Old Barn Duck Lane Ganton Scarborough North Yorkshire YO12 4NU  
**Proposal:** Installation of timber double glazed window with sandstone sill to front elevation.

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30.

**Application No:** 18/00559/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr & Mrs Imran & Yasmeen Ahmad  
**Location:** 4 Castle Howard Drive Malton YO17 7BA  
**Proposal:** Erection of single storey rear and front extensions, two storey side extensions, detached double garage and alterations to landscaping to include widening of existing vehicular access.

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31.

**Application No:** 18/00563/FUL **Decision: Approval**  
**Parish:** Swinton Parish Council  
**Applicant:** Mr Jason Carter  
**Location:** 1 Lavender Cottage Swinton Lane Swinton Malton North Yorkshire YO17 6QR  
**Proposal:** Erection of a general purpose storage building for agricultural equipment and produce

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32.

**Application No:** 18/00567/HOUSE **Decision: Approval**  
**Parish:** Terrington Parish Council  
**Applicant:** Mr & Mrs J Fox  
**Location:** Rose Cottage Main Street Terrington Malton YO60 6QB  
**Proposal:** Erection of a two storey rear extension

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33.

**Application No:** 18/00570/HOUSE **Decision: Approval**  
**Parish:** Claxton Parish Council  
**Applicant:** Mr Martyn Turnbull  
**Location:** Winthorpe Main Street Claxton Malton YO60 7SD  
**Proposal:** Raising of roof height of existing dwelling including dormer windows to the east elevation to allow formation of two additional bedrooms within the roof space and erection of first floor extension with dormer window over garage with rear single storey extension to form a ground floor study and first floor hobby room

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34.

**Application No:** 18/00575/HOUSE **Decision: Approval**  
**Parish:** Foston Parish Council  
**Applicant:** Mr & Mrs Tony & Clare Taylor  
**Location:** The Coach House Main Street Foston Malton YO60 7QG  
**Proposal:** Erection of two storey extension to west elevation and two storey extension to north elevation forming a link to existing outbuildings, alteration of outbuildings to form additional domestic living space/guest accommodation together with erection of detached triple garage and alterations to existing vehicular access.

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35.

**Application No:** 18/00578/FUL **Decision: Approval**  
**Parish:** Wombledon Parish Council  
**Applicant:** Mr & Mrs John Hartup  
**Location:** Land To Rear Of Ivy Cottage Page Lane Wombledon Kirkbymoorside  
**Proposal:** Erection of a 4 bedroom dwelling and detached outbuilding to include additional domestic accommodation ancillary to the main dwelling

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36.

**Application No:** 18/00582/HOUSE **Decision: Approval**  
**Parish:** Gate Helmsley Parish Council  
**Applicant:** Mr Michael Newhouse  
**Location:** Redwing House The Lane Gate Helmsley YO41 1JT  
**Proposal:** Erection of a raised area of decking to rear covered with glass roof and retractable sun awning

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37.

**Application No:** 18/00583/HOUSE **Decision: Approval**  
**Parish:** Burythorpe Parish Council  
**Applicant:** Mr Ashley Nesbitt  
**Location:** 1 Ruffin Lane Eddlethorpe YO17 9QU  
**Proposal:** Erection of first floor extension over existing garage

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38.

**Application No:** 18/00584/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr Jonathan Dickinson  
**Location:** 19 West End Kirkbymoorside YO62 6AD  
**Proposal:** Erection of single storey rear extension to include formation of a roof terrace together with alterations to existing detached outbuilding to form additional domestic living space, to include replacement of roof to the main dwelling and the outbuilding.

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39.

**Application No:** 18/00587/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam Estate (Mr Keith Davies)  
**Location:** Parish Hall Spital Street Malton North Yorkshire YO17 7JW  
**Proposal:** Removal of the existing Whitewall stone and replacement with Creenton Hard White stone on the east gable and south elevation as indicated on Drawing No.SPIT002/02

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40.

**Application No:** 18/00589/CLEUD **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mrs Jennie Robertson  
**Location:** Peebles Village Street Keldholme Kirkbymoorside YO62 6ND  
**Proposal:** Certificate of Lawfulness in respect of the building works to alter and extend the attached garage to the dwelling by the addition of a hipped tiled roof and rear extension were substantially completed more than four years before the date of this application

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41.

**Application No:** 18/00595/FUL **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Willow Developments Ltd (Mr Wayne Butler)  
**Location:** Leat House 71 Welham Road Norton Malton YO17 9DS  
**Proposal:** Revised design details to Apartment 10 only of approval 17/01458/MFUL dated 14.03.2018

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42.

**Application No:** 18/00596/LBC **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Willow Developments Ltd (Mr Wayne Butler)  
**Location:** Leat House 71 Welham Road Norton Malton YO17 9DS  
**Proposal:** Revised design details to Apartment 10 only of approval 17/01459/LBC dated 14.03.2018

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**43.**  
**Application No:** 18/00604/FUL **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr M D W Hardy & N C W Bestwick  
**Location:** 6 Church Street Kirkbymoorside YO62 6AZ  
**Proposal:** Change of use from chip shop (Use Class A5) to ancillary residential accommodation (Use Class C3).

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**44.**  
**Application No:** 18/00614/FUL **Decision: Approval**  
**Parish:** Scrayingham Parish Council  
**Applicant:** Mr Peter Stacey  
**Location:** The Old Manor Leppington Lane Leppington Malton North Yorkshire YO17 9RL  
**Proposal:** Change of use from agricultural land to form an extension to the domestic curtilage and installation of retaining wall (max 900mm) to side and rear of property together with additional landscaping.

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**45.**  
**Application No:** 18/00619/FUL **Decision: Approval**  
**Parish:** Gilling East Parish Council  
**Applicant:** Ampleforth Abbey And College (Mrs Laura Kilby)  
**Location:** Land At Ampleforth Abbey And College Ampleforth  
**Proposal:** Change of use of agricultural grazing land to a 60m x 40m equestrian manege for use of students of Ampleforth College with associated earth mound viewing area, car parking area and storage compound

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**46.**  
**Application No:** 18/00610/HOUSE **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wreton Parish  
**Applicant:** Mr Andrew Mawrey  
**Location:** Orchard Garden Back Lane South Middleton Pickering YO18 8NU  
**Proposal:** Extension to existing garage

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**47.**  
**Application No:** 18/00616/HOUSE **Decision: Approval**  
**Parish:** Welburn (Malton) Parish Council  
**Applicant:** Mr And Mrs D & J Smith  
**Location:** Kirkwall Church Lane Welburn Malton YO60 7EG  
**Proposal:** Replacement of existing brick front boundary wall with a 1.2m maximum height brick faced front boundary wall and erection of a 1.5m high timber boundary fence on the slope immediately behind the wall (part retrospective)

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**48.**  
**Application No:** 18/00621/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Fitzwilliam (Malton) Estate (Mr Keith Davies)  
**Location:** 45-47 Talbot Hotel Yorkersgate Malton YO17 7AJ  
**Proposal:** Internal alterations on ground floor to include repositioning of the bar, additional timber wall panelling, new fireplace and removal of 4 no. steel columns and addition of timber beams in the atrium

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**49.**

**Application No:** 18/00631/FUL **Decision: Approval**  
**Parish:** Swinton Parish Council  
**Applicant:** R D & C M Firby (Mr Firby)  
**Location:** Land Off Braygate Street Swinton Malton North Yorkshire  
**Proposal:** Erection of a general purpose agricultural storage building with hardstanding for parking and turning

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**50.**

**Application No:** 18/00638/FUL **Decision: Approval**  
**Parish:** Thornton-le-Dale Parish Council  
**Applicant:** Mr Derek Shaw  
**Location:** Land On West Side Of Thornton Lane Thornton-Le-Dale Pickering North Yorkshire  
**Proposal:** Erection of a barn for use as stabling for horses, hay and straw storage and storage of agricultural implements for maintenance of the land following removal of the existing field shelter and hay storage container together with alteration to the existing vehicular access to include concrete replacement bridge with timber handrail and concrete piped culvert

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