



## PLANNING COMMITTEE

Tuesday 2 August 2022 at 6.00 pm

Council Chamber, Ryedale House, Malton

**IMPORTANT:** This meeting is being held as an in-person meeting and in public. In view of the ongoing COVID-19 pandemic, Ryedale District Council will continue to operate in accordance with Government guidelines.

Please try to stay at home if you are unwell, take a test if you have COVID-19 symptoms, and stay at home and avoid contact with other people if you test positive.

Recording is allowed at Council, committee and sub-committee meetings which are open to the public, subject to: (i) the recording being conducted with the full knowledge of the Chairman of the meeting; and (ii) compliance with the Council's protocol on the filming and recording of Ryedale District Council meeting, a copy of which is available on request or at [ryedale.gov.uk](http://ryedale.gov.uk). Anyone wishing to record must contact Democratic Services using the details above, three days prior to the meeting. Any recording must be conducted openly and not in secret.

Please note that proceedings at this meeting will be filmed for subsequent broadcast via the Council's website. If you choose to attend, you will be deemed to have consented to being recorded and/or filmed and to the use of those images and sound recordings on the broadcast.

### Agenda

20 Late Observations

(Pages 2 - 3)

# Agenda Item 20

RYEDALE  
DISTRICT  
COUNCIL



Please Contact: Hayley Atkinson

Extension 43393

Email: Hayley.atkinson@ryedale.gov.uk

All Members of the Planning Committee  
Council Solicitor  
Head of Planning  
Planning and Regulation Technical Support Manager

Ref: Agendas/Planning/20

29<sup>th</sup> July 2022

Dear Councillor

## **Meeting of the Planning Committee – 2<sup>nd</sup> August 2022**

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

All items for the late observations relate to:

Item 7- 22/00175/FUL

Yours sincerely



Mrs Karen Hood  
Planning and Regulation Technical Support Manager

## Conditions for application 22/00175/FUL – Fox And Hounds Country Hotel

01 The development hereby permitted shall be begun on or before 27<sup>th</sup> July 2025.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

02 The development hereby permitted shall be carried out in accordance with the following approved documents/plan(s):

Existing Site Plan & Location Plan (Drawing no.10)

Proposed Site Plan (Drawing no. 11.)

Proposed Site Plan (Part) (Drawing no. 20)

Proposed Elevations & Floor Plan (Drawing no. 12)

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Prior to the outdoor kitchen hereby approved being brought into use, full details of all extraction equipment (including detailed specifications) shall be submitted to and approved in writing by the Local Planning Authority in conjunction with the Environmental Health Team. Once these details are approved, the extraction equipment shall be installed in accordance with the agreed details/specifications, prior to the outdoor kitchen being brought into use. The approved extraction infrastructure shall be maintained for the lifetime of the development, unless alternative means of extraction is agreed approved in writing by the Local Planning Authority in conjunction with the Environmental Health Team, which may require a further planning application/variation to the approved planning permission.

Reason: in the interests of residential and visual amenity in accordance with Policies SP12, SP16 and SP20 of the Ryedale Plan, Local Plan Strategy.

4 The outdoor kitchen hereby approved shall only be operational between the hours of 9am to 9pm.

Reason: in the interests of residential amenity in accordance with Policy SP20 of the Ryedale Plan, Local Plan