



PLANNING COMMITTEE

Tuesday 16 February 2021 at 6.00 pm

Virtual Meeting

Agenda

- 1 **Apologies for absence**
- 2 **Declarations of Interest**

Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.
- 3 **Minutes** (Pages 3 - 5)
- 4 **Urgent Business**

To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.
- 5 **Schedule of items to be determined by the Committee** (Page 6)
- 6 **20/01144/MFUL - Chapel Farm High Street Newton on Rawcliffe** (Pages 7 - 20)
- 7 **20/00920/HOUSE - Sandreith Cottage 39 Middlecave Road Malton** (Pages 21 - 28)
- 8 **Any other business**
- 9 **List of applications determined under delegated powers** (Pages 29 - 34)

Agenda Item 3

Planning Committee

Virtual Meeting
Tuesday 19 January 2021

Present

Councillors Paul Andrews, Cleary, Goodrick (Chairman), Hope, MacKenzie, Mason, Potter, Thackray and Windress (Vice-Chairman)

In Attendance

Alan Goforth, Eleanor Hardie, Gary Housden, Glen McCusker, Phillip Spurr and Ellie Thompson

Minutes

38 **Apologies for absence**

No apologies were received

39 **Declarations of Interest**

Councillor	Item
P Andrews	8
Cleary	7
Goodrick	7
Mackenzie	8

40 **Minutes of the Planning Committee held on 8 December 2020**

Decision

That the minutes of the Planning Committee held on 8th December 2020 be approved and signed as a correct record

Voting Record
9 For
0 Against
0 Abstentions

41 **Minutes of the Planning Committee held on 15 December 2020**

Decision

That the minutes of the Planning Committee held on 15th December 2020 be approved and signed as a correct record

Voting Record
9 For
0 Against
0 Abstentions

42 **Urgent Business**

There was no urgent business

43 **Schedule of items to be determined by the Committee**

The Head of Planning submitted a list (previously circulated) of the applications for planning permission with recommendations thereon

44 **20/00967/HOUSE - 5 Wold View Village Street High Hutton**

Decision

PERMISSION GRANTED – Subject to conditions as recommended plus additional condition re the planting of a hedge alongside the parking area and allotment boundary

Voting Record
9 For
0 Against
0 Abstentions

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

45 **20/01104/FUL - Greengate Centre Greengate Malton**

Decision

PERMISSION GRANTED – Subject to conditions as recommended plus additional condition to ensure the site is cleared of animal waste each day

Voting Record
8 For
0 Against
1 Abstention

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

46 **Any other business**

There was no other business

47 **List of applications determined under delegated powers**

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

48 **Appeals**

Members were advised of the following Appeal Decision:

Appeal ref: APP/Y2736/W/20/3251627 - Butterwick Whins, Butterwick, Weaverthorpe

Meeting closed 19:35

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 16/02/21

7

Application No: 20/01144/MFUL

Application Site: Chapel Farm High Street Newton On Rawcliffe Pickering YO18 8QA

Proposal: Erection of 2no. agricultural buildings for the housing of livestock, erection of 1no. agricultural building for the storage of feed and housing of livestock and erection of 2no. rainwater harvesting tanks following removal of 7no. existing agricultural buildings

8

Application No: 20/00920/HOUSE

Application Site: Sandreith Cottage 39 Middlecave Road Malton YO17 7NE

Proposal: Erection of part two storey part single storey wraparound extension following removal of existing conservatory, porch and garage, reroofing of dwelling and rendering of all external walls

Agenda Item 6

Item Number: 6
Application No: 20/01144/MFUL
Parish: Newton Parish Council
Appn. Type: Full Application Major
Applicant: Mr S Sellars
Proposal: Erection of 2no. agricultural buildings for the housing of livestock, erection of 1no. agricultural building for the storage of feed and housing of livestock and erection of 2no. rainwater harvesting tanks following removal of 7no. existing agricultural buildings
Location: Chapel Farm High Street Newton On Rawcliffe Pickering YO18 8QA

Registration Date: 11 December 2020
8/13 Wk Expiry Date: 12 March 2021
Overall Expiry Date: 27 January 2021
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

NYM National Park	No objection
Highways North Yorkshire	Recommend conditions
Newton Parish Council	No objection but comment
Environmental Health Officer	No objection but condition
Lead Local Flood Authority	No response received

Representations: Mr Ross Smith (supports)

BACKGROUND:

The application is to be determined by Planning Committee as a major development because the floor area of the proposed buildings exceed 1,000 square metres.

SITE:

The application site is a long established agricultural unit on the southern edge of the village of Newton on Rawcliffe. The holding extends to 41 hectares (101 acres). Newton on Rawcliffe is a linear settlement set on gently sloping ground. For planning purposes, the village is split west/east between Ryedale District and the North York Moors National Park respectively. The boundary with the National Park is the eastern side of Yatts Road.

The part of the village within the Ryedale area consists primarily of groups of agricultural buildings interspersed with rows of terraced cottages, set along the western side of the village green (designated as a Visually Important Undeveloped Area) or, to the north, fronting the western side of High Street.

The application site amounts to approximately 0.8 hectares and, with the exception of the farm house and the land and outbuildings immediately to its rear, the site lies outside of the village development limits and therefore within the open countryside. The site is also within the Fringe of the Moors Area of High Landscape Value. The farm yard extends west from the farm house and comprises various modern and traditional farm buildings which stand along the northern, western and southern boundaries. The farm yard has a gradual slope east to west and access is gained down the centre of the site between the existing sheds. The farm benefits from an existing right of access over land to the north to allow farm vehicles to meet the public highway on High Street/Yatts Road. The site is within flood zone 1 with a very low risk of both fluvial and pluvial flooding.

The nearest residential property is West View which is 40 metres north east of the application site. The Chapel immediately to the east of the application site is under the ownership of the applicant. The land to the west and south of the application site comprises fields in agricultural use.

HISTORY:

03/01215/FUL- Erection of agricultural building for housing of livestock including pigs. APPROVED 16.01.2004.

05/00606/FUL- Erection of a dutch barn storage building APPROVED 08.07.2005.

05/01034/FUL- Erection of dutch barn storage building (revised details to approval 05/00606/FUL dated 06.07.2005) APPROVED 03.10.2005.

06/00639/FUL- Erection of agricultural building for housing of cattle. APPROVED 07.09.2006

07/00873/FUL- Erection of covered storage area between existing agricultural buildings APPROVED 13.11.2007.

08/01157/FUL- Erection of extension to existing agricultural storage building. APPROVED 11.02.2009.

PROPOSAL:

Planning permission is sought for the erection of 2no. agricultural buildings for the housing of livestock, erection of 1no. agricultural building for the storage of feed and housing of livestock and erection of 2no. rainwater harvesting tanks following removal of 7no. existing agricultural buildings.

The proposed demolition would result in the removal of seven buildings currently used for housing livestock. The application details state that the existing buildings include 60 year old dilapidated sheds and buildings which are beyond economic repair and no longer suitable to accommodate livestock.

The two replacement steel frame livestock buildings would be identical, each measuring 36 metres in length by 18.3 metres in width including the roof overhang to the front. The buildings would stand 5 metres to the eaves and 7.5 metres to the ridge. The buildings would stand parallel to each other with the open sides on the inner facing elevations with a 9 metre wide gap between the two buildings. The buildings would house cattle. The northern, end elevations would be constructed close to the northern boundary and the ridgeline of the buildings would run north-south. A rainwater harvesting tank would be installed adjacent to the north west corner of each building. Each tank would have a diameter of 3.5 metres and overall height of 3.6 metres.

The proposed feed store would be constructed on the western side of the farm yard off the southern elevation of an existing building. The feed store would measure 22.5 metres in width and 18.3 metres in depth including the roof overhang to the front, east facing elevation. The building would stand 5 metres to the eaves and 7.5 metres to the ridge which would also run north-south.

Externally the buildings would be textured concrete panels to the lower walls and stained vertical timber boarding to the upper walls. There would be a composite sheet covering colour green to the shallow pitched roof.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (PPG)

REPRESENTATIONS:

The LPA has received one representation in response to the application. The representation is from a resident in the village and is in support of the proposed development. It states that the application should be approved for the following reasons:

“

- *Animal Welfare - It is important for the applicant to be able to provide a safe environment for the cattle that is held on site, the new set up would provide better infection control, more space for the cattle and would help with keeping up with regulations.*
- *Environment - currently the site has been used for many years and the buildings are in need of replacing, it doesn't seem economical to repair old building that are not fit for purpose, the proposed building's would prevent rodents, a better view into the village and overall cleanliness to the local vicinity whilst also assisting the applicant making the operation much easier to work around.*
- *Progress - I think this would be a great opportunity for the village to build on, with the current set up the applicant is unable to expand in relation to the amount of cattle they can hold, with a new purpose built set up the farm can progress into modern times providing further employment opportunities for local people whilst still providing the applicant with a steady income”.*

APPRAISAL:

Principle of the development

Chapel Farm is the remaining working farm in the village. Historically, Chapel Farm has operated as a mixed farming enterprise including cattle and pigs. It is understood that the applicant has ceased the pig rearing aspect of the farm business and is expanding the existing suckler cow rearing enterprise. The farm yard contains buildings which are no longer suitable or safe for the housing livestock to modern standards. The applicant wishes to replace a large proportion of the existing sheds with fit for purpose buildings to house cattle and feed.

The site is within the open countryside, however, the principle of the development aligns with local Policies SP1 and SP9 and the NPPF as the purpose-built replacement buildings, which would be sited within the existing farmyard replacing old farm buildings, would support land based activity and the rural economy. The proposed development would support the continued functioning of the established livestock enterprise and, in turn, would sustain existing employment at the site.

Design and landscape and visual impact

As the planning history indicates the site has evolved with various additions of farm buildings of differing sizes and forms within the yard. The proposed demolition would result in the removal of buildings with a footprint totalling approximately 2,260m². The ridge heights of the existing sheds range from 5 – 8 metres. In terms of phasing the applicant has confirmed that it will be necessary to remove all the buildings along the southern boundary in the first phase to allow for access to the site and then the others will follow. The only building which is likely to remain until the latter phase is the building to the immediate rear of the farmhouse which will be demolished upon completion of the new buildings.

The size of the replacement buildings are a functional requirement for the rationalisation of livestock operations at the farm. The proposed replacement buildings would have a footprint of approximately 1,730m². The siting of the buildings within the existing farmyard would minimise the loss of any productive agricultural land.

The proposed buildings would have traditional facing materials for the upper walls which is similar to the adjacent (retained) buildings and this would ensure that the buildings would integrate with the rural surroundings and, in terms of scale and form, would not appear incongruous when viewed alongside the adjacent farm buildings. The replacement buildings are more uniform in appearance and orientation and the siting would allow for appropriate access and turning within the site by farm vehicles.

The applicant agreed to amend the proposed site plan so that it now includes a landscaping scheme along the southern boundary. The proposed scheme, to be secured by planning condition, would break up views towards the southern ends of the two livestock buildings and provide a degree of screening along the internal access road.

It is also relevant to note that the former Methodist Chapel which adjoins the application site on the eastern side is a prominent building of architectural merit which stands at the southern entrance to the village. The demolition of the old farm buildings to the rear of the chapel would enhance its setting and is a benefit arising from the development.

The North York Moors National Park Authority have no objections to the proposed development. It is considered that the siting, scale and design of the development is acceptable and would ensure that the buildings would not be overly prominent in the open countryside and setting of the National Park. The external appearance of the new buildings is considered acceptable and there would be minimal impact upon the character and appearance of the valued landscape and the development is considered to be in compliance with Policies SP13, SP16 and SP20.

Highways impact

The Parish Council have no objections but make the observations that the development may result in an increase in vehicular traffic over the access between the main road and the farm entrance. The Parish Council state that an increase in heavy vehicles may further degrade the access track which is not in good condition at present. The Parish Council recommend a Dilapidation Report prior to commencement to record the present condition as this access is shared by other residents.

The site is an established farm on the southern edge of the village and there would be no change to the existing access arrangements or the associated farm related vehicle movements. The applicant has explained that there will be no increase in vehicle movements and on the contrary the rationalisation of the existing farmyard may help reduce movements. The siting of replacement buildings and the layout of the site would allow for safer movement of vehicles within the farm yard.

Whilst any changes to operational vehicle movements would be negligible it is acknowledged that additional vehicular activity would arise from the demolition and construction phase.

The highways officer raises no objections and recommends the inclusion of a condition to secure a Construction Management Plan. The condition recommended by the highways officer includes the requirement for details of the routes to be used by HGV construction traffic and highway condition surveys on these routes and it is considered that this addresses the concern of the Parish Council. The wording of the standard highways condition has been amended to include the demolition phase. It is considered that the proposed development would not have a detrimental impact on highway safety in compliance with the relevant part of Policy SP20.

Impact on residential amenity

The farm is on the southern edge of the settlement with one residential receptor to the north east. The EHO considers it prudent to include a condition restricting demolition and building work to between the hours of 07:00hrs – 18:00 Monday – Friday only. In addition an informative is included in relation to any buildings to be demolished that may contain asbestos and disposal in accordance with Health and Safety legislation. There are no contaminated land related concerns. It is proposed that manure is removed from the farmstead and taken to the fields where it is to be used, there is no waste storage on site.

The proposed buildings are compatible with the established land use and it is not anticipated that the proposed development would give rise to any unacceptable visual impact or any unacceptable pollution or disturbance and as a result there would not be an adverse impact upon residential amenity in compliance with Policy SP20.

Drainage

The development site is not within an area at risk of flooding and the replacement buildings would be constructed within the existing farmyard. In terms of surfacing there would be concrete floors within the buildings and an apron around them whereas the access road would be of permeable material. Rainwater would be collected in the above ground rainwater harvesting tanks and recycled and used to water the. Excess water is discharged to the surrounding field drainage. It is considered that the proposed buildings can be accommodated with a satisfactory means of drainage in compliance with the NPPF and Policy SP17.

Conclusion

The principle of the development is in line with national and local planning policy and represents development that supports the land-based, rural economy and gives rise to benefit for the continued operation of the established livestock enterprise. The proposed development would not have an unacceptable impact on the open countryside and valued landscape, local amenity or highway safety. In light of the above assessment, it is considered that the proposal is acceptable and complies with Policies SP1, SP9, SP13, SP16, SP17, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

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

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

Site Location Plan

Site Plan as Proposed ref. SS/2020/02A, dated January 2021

Livestock and Feed Sheds as Proposed ref. SS/B/2020/03, dated October 2020

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

- 3 Unless otherwise approved in writing all external constructional materials and colour finishes to be used for the buildings shall be in accordance with those identified in the application as shown on the approved elevation drawing. The roof sheeting for all new buildings shall be coloured dark/anthracite grey.

Reason: In the interests of visual amenity and to comply with Policies SP13, SP16 and SP20.

- 4 No development for any phase of the development must commence until a Construction/Demolition Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. Any demolition and construction work associated with the development hereby approved must be undertaken in accordance with the approved Construction/Demolition Management Plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. wheel and chassis underside washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
2. the parking of contractors' site operatives and visitor's vehicles;
3. areas for storage of plant and materials used in demolition/constructing the development clear of the highway; and
4. details of the routes to be used by HGV demolition/construction traffic and highway condition surveys on these routes.

Reason: In the interest of public safety and amenity in compliance with Policy SP20.

- 5 There shall be no demolition work at the site before 0700 hours and after 1800 hours on weekdays nor at any time on weekends or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity in compliance with Policy SP20.

- 6 The landscape planting scheme as shown on the approved Site Plan as Proposed ref. SS/2020/02A, dated January 2021 shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to satisfy the requirements of Policies SP13 and SP20 of the Ryedale Plan, the Local Plan Strategy.

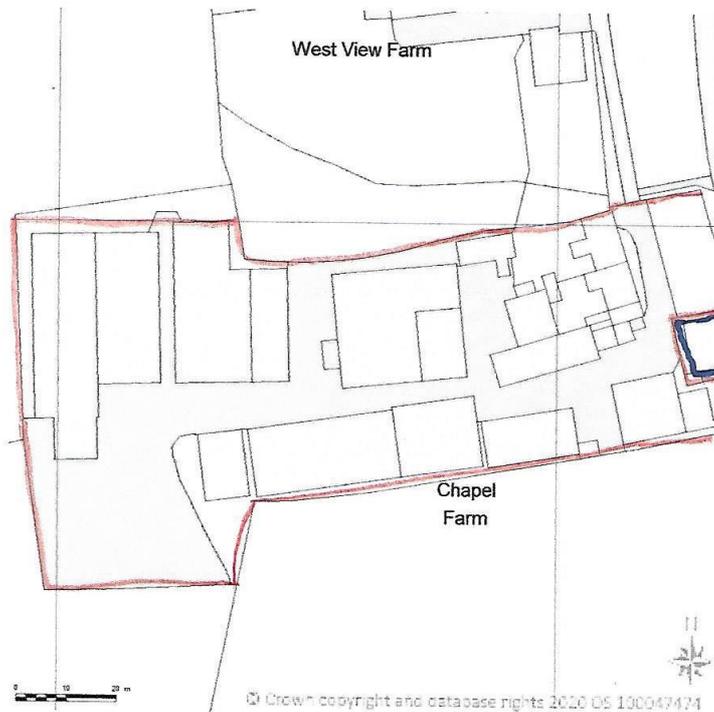
INFORMATIVE

- 1 Any buildings that may contain asbestos must be demolished and disposed of in accordance with Health and Safety legislation.

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



**SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 481161, 490372**

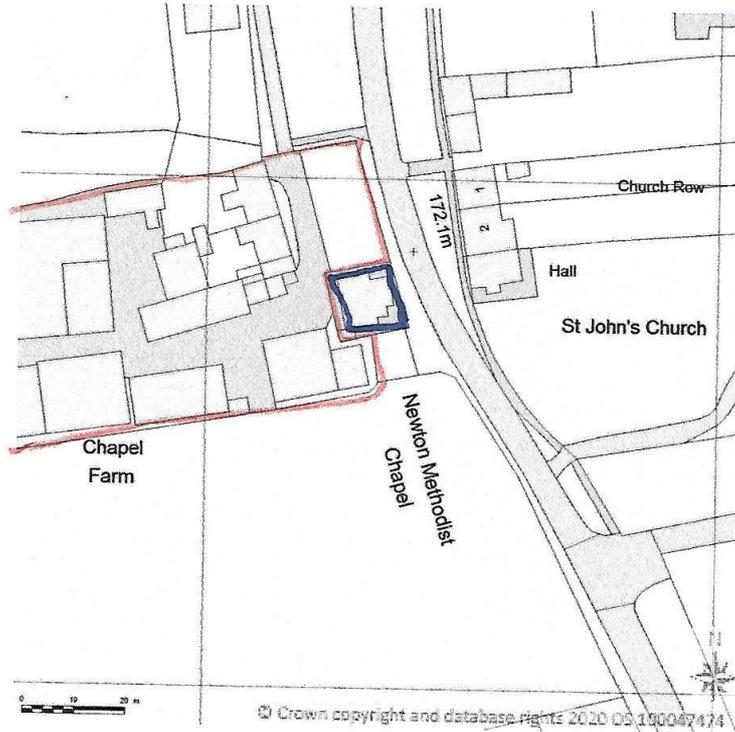


Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
04/10/2020 15:56

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



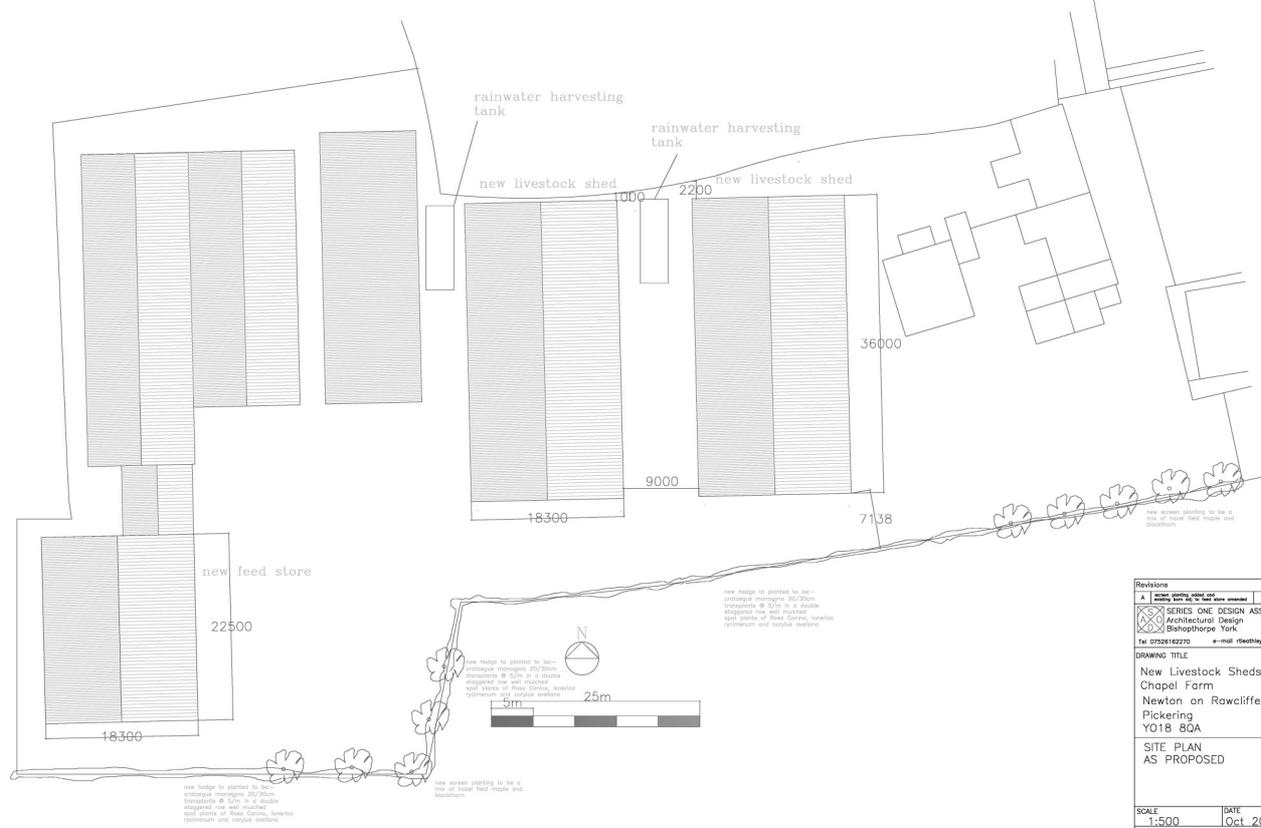
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 481234, 490363



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
07/11/2020 13:46



Do not make from this drawing any further alterations and do not use for other than the use to be checked prior to work commencing. Consent of Series One Design Associates must be obtained before any further alterations are made to the drawing. All alterations must be checked and approved by the Series One Design Associates prior to work commencing.



Revisions		REL	Rev	Date
1	Issue for planning		1	21/01/2021

SERIES ONE DESIGN ASSOCIATES
 Architectural Design
 10 Shagbush Lane
 Tel: 0729182270 e-mail: s1design@hotmail.co.uk

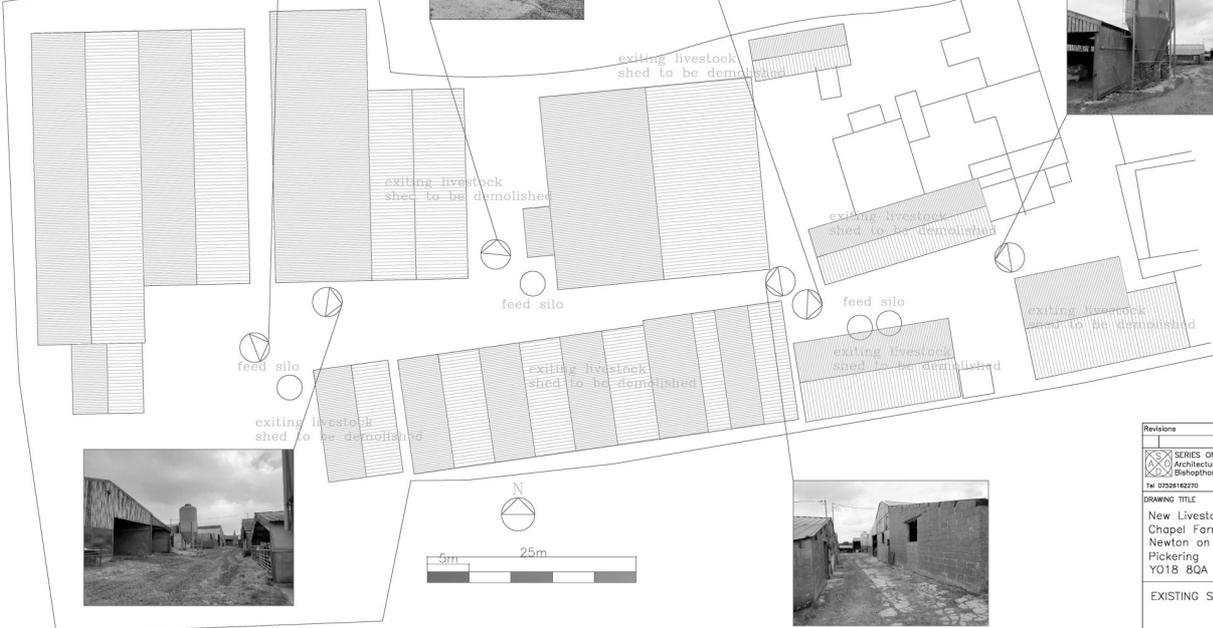
DRAWING TITLE
 New Livestock Sheds
 Chapel Farm
 Newton on Rawcliffe
 Pickering
 YO18 8QA

SITE PLAN
 AS PROPOSED

SCALE	SITE
1:500	Oct 2020
DRAWING NUMBER	
SS/B/2020/02A	

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF WESTBANK DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT ACTS 1988 AND THEREBY THE UNDERTAKING SET FORTH IN SECTION 17(2) OF THE SAID ACTS IS HEREBY EXCEPTED TO COPYRIGHT. THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

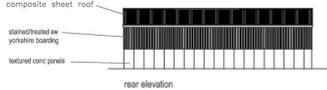
NB
Do not make from this drawing any further alterations and do not use for other than the purpose for which it was prepared. Careful attention should be given to the information given in the notes and reference should be made to the contract for the information given by each contracting party.



Revisions	
SERIES ONE DESIGN ASSOCIATES Architectural Design 21, Shalophorpe, York Tel: 07526182270 e-mail: r1@seriesone.co.uk	
DRAWING TITLE	
New Livestock Sheds Chapel Farm Newton on Rawcliffe Pickering YO18 8QA	
EXISTING SITE PLAN	
SCALE	SITE
1:200	Oct 2020
DRAWING NUMBER	
SS/B/2020/01	

NB
Do not scale from this drawing, only written dimensions are to be used. Any other dimension line to be checked prior to work commencing. Check all work shown from the drawings that is indicated during has been carried out and reference should be made to the client for any information prior to work commencing.

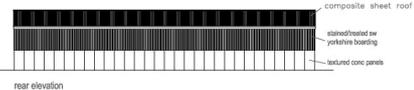
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE LOCAL DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT ACTS 1988 AND PART 1 OF THE DESIGN AND PATENTS ACT 1988. ANY REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER IS PROHIBITED.



rear elevation



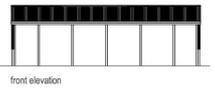
side elevation



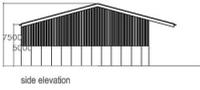
rear elevation



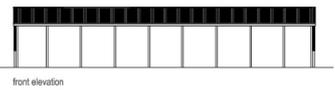
side elevation



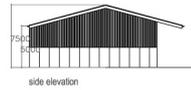
front elevation



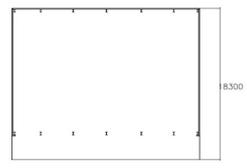
side elevation



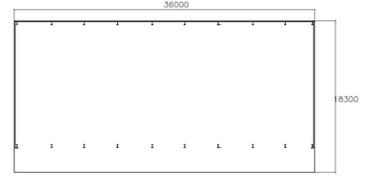
front elevation



side elevation

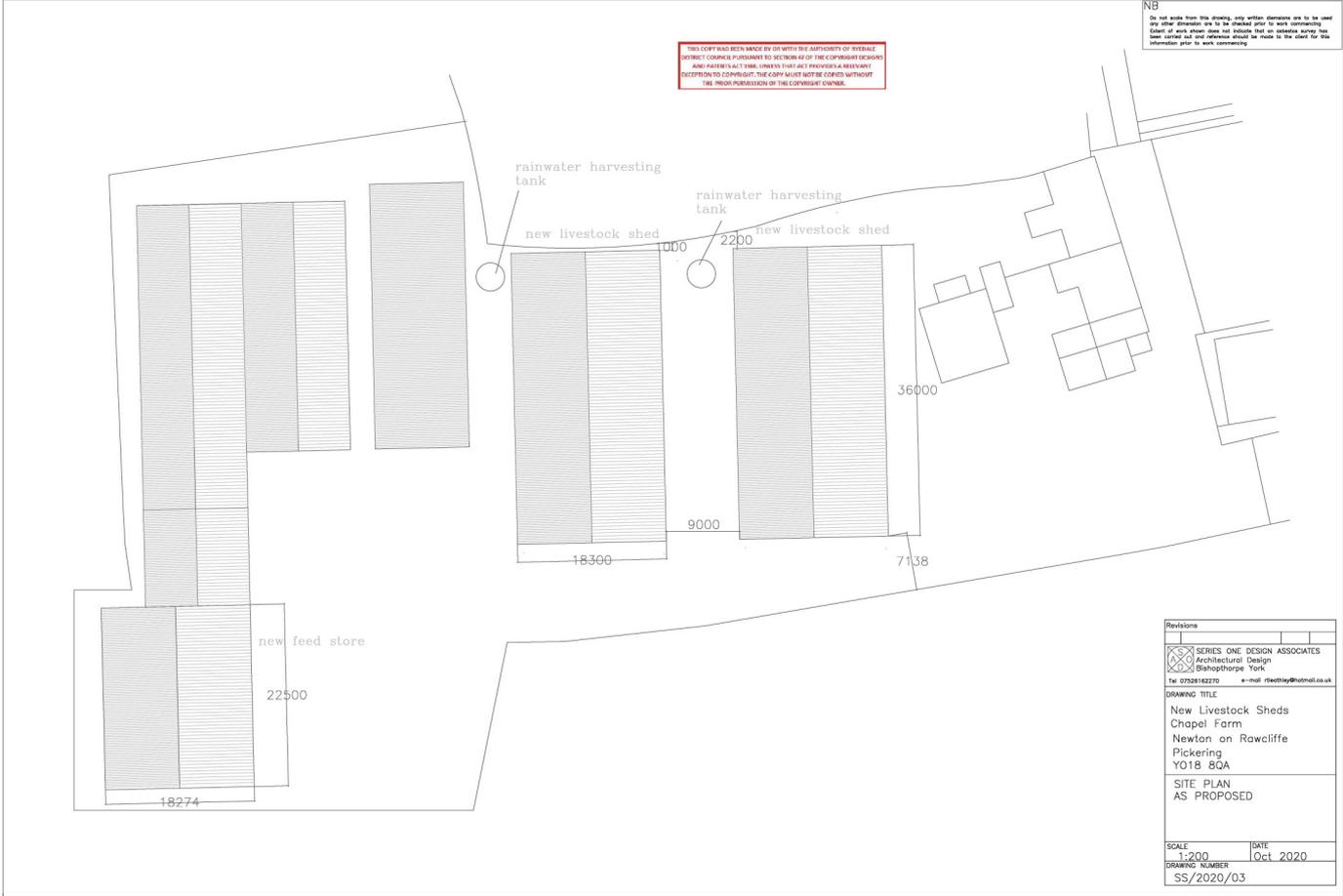


plan
FEED STORE



plan
LIVESTOCK SHEDS

Revisions	
SERIES ONE DESIGN ASSOCIATES Architectural Design 2, Shagbush Lane, York Tel: 07526182270 e-mail: s1design@hotmail.co.uk	
DRAWING TITLE New Livestock Sheds Chapel Farm Newton on Rawcliffe Pickering YO18 8QA	
LIVESTOCK AND FEED SHEDS AS PROPOSED	
SCALE	SITE
1:200	Oct 2020
DRAWING NUMBER	
SS/B/2020/03	



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF BRIDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT ACTS 1988 AND PARTS 17 AND 18 OF THE COPYRIGHT AND RELATED RIGHTS ACT 2000. ANY PERSONS THAT ACT WITHOUT A NECESSARY EXEMPTION TO COPYRIGHT, THE COPY MUST BE MADE WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

NB
Do not scale from this drawing, any further dimensions are to be used only other dimension line to be checked prior to work commencing. Check all work shown from the original that is indicated during the design process and reference should be made to the client for any information prior to work commencing.

Revisions	
SERIES ONE DESIGN ASSOCIATES Architectural Design 11 Shalghothorpe Farm Tel: 07526182270 e-mail: s1design@hotmail.co.uk	
DRAWING TITLE New Livestock Sheds Chapel Farm Newton on Rawcliffe Pickering YO18 8QA	
SITE PLAN AS PROPOSED	
SCALE	SITE
1:200	Oct 2020
DRAWING NUMBER	
SS/2020/03	

Subject: Comments for Planning Application 20/01144/MFUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:10 PM on 07 Jan 2021 from Mr Acting Clerk Newton & Stape Parish Council.

Application Summary

Address: Chapel Farm High Street Newton On Rawcliffe Pickering YO18 8QA

Proposal: Erection of 2no. agricultural buildings for the housing of livestock, erection of 1no. agricultural building for the storage of feed and housing of livestock and erection of 2no. rainwater harvesting tanks following removal of 7no. existing agricultural buildings

Case Officer: Alan Goforth

[Click for further information](#)

Customer Details

Name: Mr Acting Clerk Newton & Stape Parish Council

Address: Quern House, High Street, Newton On Rawcliffe Pickering, North Yorkshire YO18 8QA

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: 20/01144/MFUL
Erection of 2no. agricultural buildings for the housing of livestock, erection of 1no. agricultural building for the storage of feed and housing of livestock and erection of 2no. rainwater harvesting tanks following removal of 7no. existing agricultural buildings.

Newton & Stape Parish Council offer the following comment as a Consultee who has been approached by RDC regarding the above development.
Newton and Stape Parish Council offer no objections to this planning application. Our only observations are that the development may result in an increase in vehicular traffic over the access between the main road and the farm entrance. An increase in heavy vehicles may further degrade the access track which is not in good condition

at present. We recommend a Delapidation Report prior to commencement to record the present condition as this access is shared by other residents.

Agenda Item 7

Item Number: 7
Application No: 20/00920/HOUSE
Parish: Malton Town Council
Appn. Type: Householder Application
Applicant: Mr S Graham (Walker Graham Architects)
Proposal: Erection of part two storey part single storey wraparound extension following removal of existing conservatory, porch and garage, reroofing of dwelling and rendering of all external walls
Location: Sandreith Cottage 39 Middlecave Road Malton YO17 7NE

Registration Date: 15 October 2020
8/13 Wk Expiry Date: 10 December 2020
Overall Expiry Date: 28 January 2021
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Public Rights Of Way	Informative
Malton Town Council	Recommend Approval, subject to neighbour satisfaction
Highways North Yorkshire	No objection
Tree & Landscape Officer	Further information required
Highways North Yorkshire	Previous response still stands

Representations: Mr David Aylmer, Mr David Barnet,

SITE:

The property is situated between Middlecave Road and the Malton Community Hospital site. It occupies a narrow plot of land which is accessed from Middlecave Road by a shared private driveway. A 'snicket' footpath linking Middlecave Road, Maiden Grieve and Hospital Road lies to the immediate north of the property. A small cul de sac of houses is situated beyond the footpath, with the rear of some of these properties facing the application property. The hospital car park is located to the west of the site and the garden of the neighbouring property is situated to the east.

The cottage is a relatively small, brick built cottage. It is understood that historically, the property was built as the servants quarters associated with the larger neighbouring property (no 37). It is orientated on the plot with its gable ends aligned in a north/south direction. The existing entrance is via small porch on the northern side of the property. A upvc conservatory is attached to the southern elevation, overlooking a small garden area and a free standing garage (now demolished) was positioned on the northern side of the site.

Several trees in the immediate vicinity of the site and in particular on the eastern boundary of the site are protected. The property is located within the Malton Development Limits.

PROPOSAL:

The application proposes a significant remodelling and extension of the existing dwelling. Two, two storey, hipped roof extensions are proposed to either side of the existing dwelling, each with a footprint of approximately 3.3 metres by 6.5 metres. This will result in the existing gable ends of the building forming a central gable in what will become the main (northern and southern) elevations of the building. An integral garage is proposed within the extension on the eastern side of the building, adjacent to the drive. A single storey flat roof extension, with a hipped edging and incorporating a feature roof light and

three sets of bi-fold doors is proposed to span the southern elevation of the dwelling, replacing the existing conservatory. The footprint of the single storey extension is approximately 4 metres by 12 metres.

In essence, the proposals are designed to maximise the width of the property on the narrow plot, in order to increase the size of the property whilst retaining sufficient, useable garden space. The resulting form of the building 're-orientates' the building on the plot with the north and south elevations becoming the main elevations of the property and the west and eastern elevations forming its new gable ends.

The building is proposed to be finished with render covering existing and new masonry. Brick quoin detailing will be retained. The proposed roofing materials include red clay tiles and GRP for the flat roof single storey extension. Existing upvc and timber windows are proposed to be replaced with painted timber double glazing. Following concerns raised in relation to overlooking, all of the first floor windows on the northern elevation are proposed to be obscure glazed.

HISTORY:

No relevant planning history. The dwelling has previously been extended to the side front and rear. These unsympathetic additions are proposed to be removed as part of the description of development proposed in the current application.

RELEVANT LOCAL PLANNING POLICY:

Ryedale Local Plan Local Plan Strategy (Adopted 203)
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues

CONSULTATION:

One objection has been received from the occupier of 41C Middlecave Road. The issues raised are summarised below:

- There will be five windows on the first floor elevation facing and overlooking our property. These face our bedroom windows and will result in an excessive loss of privacy. The privacy of the garden will also be compromised. Maintaining the windows in the eastern and western elevations would reduce our loss of privacy.
- The scale is unsuitable for the plot and is overbearing. It abuts the eastern and western boundaries of the site. Estimate that it doubles the footprint of the building and gives a dominating effect.
- The proposed appearance is out of character with the existing property.
- The objector has confirmed that these objections are retained following revisions to the scheme and has added that obscure glazing can still be looked out of and windows can still be opened.

The occupier of 41B Middlecave Road has provided comments which are summarised below:

- The tree in the corner next to the path is to remain
- Driveway to remain unlit
- No weekend working

APPRAISAL:

The key considerations in relation to this application are:

1. The design and appearance of the proposed dwelling as extended,
2. The impact on amenities of neighbouring residents and

3. Impact on trees.

Design and appearance

The existing dwelling is located within an established residential area within the built up area town.

The surrounding residential properties are mainly relatively modern and have traditional brick and tiled roofs although there are a mix of other building materials found in the vicinity. The existing dwelling is thought to have been built at around the same time as Number 37 Middlecave Road and both properties have a 30's influence with arts and crafts elements in their detailing. These are shown on the submitted existing plans and the applicant proposes to retain existing quoin, verge and window detailing features a part of the submitted proposals.

The existing dwelling is predominantly brick with slate roof. However the property has been unsympathetically extended in the past with an unfortunate choice of materials used in the construction of these later additions.

It is acknowledged that the original brickwork would be very difficult to satisfactorily replicate and the proposed scheme which indicates two storey extensions to both sides and a single storey flat roof addition to the rear proposes a rendered finish to the external walls in order to improve the appearance of the end result. Red clay tiles are proposed for the new and existing roof structures.

Whilst the existing property has its main roof orientation roughly running north/south the two storey extension proposed on both sides of the existing dwelling have the effect of changing this visual orientation of the roof to an east/west alignment. The property is however set to the side and rear of existing dwellings and accessed via a relatively long private driveway. It does not therefore appear prominently locally within the street scene. In these circumstances officers consider that the design approach proposed is acceptable in terms of the general character and appearance of the original dwelling and in terms of its impacts on the visual amenities of the immediate locality. The design considerations of Policies SP16 and SP20 are considered to be satisfied.

2. Impact on adjacent residents.

The dwelling is located to the south of Numbers 41b and 41c Middlecave Road as shown on the appended plans. The plot does not however directly abut the curtilage of either of the above properties because there is an intervening public footpath which links Middlecave Road to Hospital Road. The footpath is fenced and hedged both sides and this prevents any inter visibility at ground floor level. The gap between the nearest part of the front facing wall of Number 39 and the rear wall of number 41c is approximately 20 metres. Currently there is one first floor window that faces towards Number 41c and this serves a bathroom. The proposed scheme would introduce four additional windows in the first floor which would serve an en-suite bathroom to bedroom 1, the stairwell, two windows to bedroom 1 and also the dressing room to bedroom 1.

During the initial consideration of the application officers were concerned about the potential for overlooking from these additional windows (this privacy issue was also the subject of an objection from the occupiers of No 41c Middlecave Road). Amended plans were therefore sought to address this issue and the scheme was amended to show that all of the windows in the north facing elevation at first floor level are to be obscured. Subject to the obscure glazing being the equivalent of Pilkington Glass Obscuration level 5 and the details of the window openings being agreed it is considered that any overlooking aspects of this proposal can be satisfactorily addressed.

Concerns have also been raised about the size of the extensions proposed and that they are considered to be overbearing in nature. Whilst it is agreed by officers that the extensions are relatively large, the cumulative impact of the proposed development is not overbearing in its context within the built up area of the town and that the resulting dwelling is not considered to represent overdevelopment of the plot. The amenity aspects of Policy SP20 of the adopted Local Plan Strategy are therefore also considered to be satisfied subject to the imposition of appropriate conditions.

3. Impact on Trees

There are a number of mature trees located on and adjacent to the application site, three of which are the subject of a Tree Preservation Order. Initially the application as submitted without a proper assessment of the trees on site and further information has been submitted during the processing of the application. This has been assessed by the Council's Tree and Landscape Officer who confirms that no trees will be lost as a result of the development –however measures will be taken to protect trees during the construction process and these are shown on the submitted additional drawings.

Subject to an appropriate condition any impacts on trees is considered to be satisfactorily addressed.

OTHER MATTERS:

Malton Town Council recommended approval of the application as originally submitted 'subject to neighbour satisfaction'. It is unclear what that means in practice. Officers have sought and achieved amendments to the application to satisfactorily address objections regarding overlooking that have been received from one neighbour and to address potential concerns about impacts on trees from another neighbour at Number 41b Middlecave Road. However the third party concerns from the Occupier of Number 41c remain as originally stated and set out above. The full responses from third parties can be viewed on the planning file which is available on the Council's website.

The amended scheme is considered to be acceptable to officers and subject to the conditions listed below is recommended for approval.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans;

Proposed Drawings, Drawing Number WG923 021, Dated February 2021

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

- 3 First Floor North Facing Windows to be permanently obscure glazed to the equivalent of Pilkington Glass obscuration level 5 and details of windows openings to be agreed.

Reason: For the avoidance of doubt and in the interest of protecting the residential amenities of adjacent neighbouring properties in accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy.

- 4 No other new openings to be inserted in the north facing wall without the express consent in writing of the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of protecting the residential amenities of adjacent neighbouring properties in accordance with Policy SP20 of the Ryedale Plan – Local Plan Strategy.

- 5 Tree protection measures to be carried out in accordance with submitted Plan Number WG923 03

Reason: For the avoidance of doubt and to ensure that significant trees located on and adjacent to the site are adequately protected during construction works in accordance with Policies SP16 and SP20 of the Ryedale Plan – Local Plan Strategy

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF HERMANS
 HERMANS CONSULTING ENGINEERS LTD. IN CONNECTION WITH THE PROVISION OF A PLANNING
 APPLICATION FOR CONSENT. THIS COPY SHOULD NOT BE CONSIDERED AS A
 FINAL COPY. ANY CHANGES TO THE ORIGINAL DESIGN SHOULD BE MADE BY THE
 PROFESSIONAL ENGINEER.



South Elevation



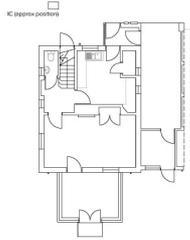
West Elevation



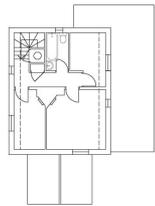
North Elevation



East Elevation



Ground Floor Plan



First Floor Plan



Site Location Plan



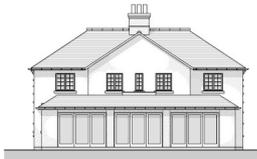
Project
 Extensions and Alterations
 Project Address
 39 Middlecave Road, Malton
 Client
 Walker Graham Architects
 Drawing Title
 Existing Drawings
 Drawing Date
 February 2020
 Drawing Scale
 1:250, 1:100 at A1

Walker Graham Architects
 3 New Street
 York
 YO1 8SA
 T: 01904 848 868
 E: architects@walkergraham.co.uk
 44 South Bar Street
 Barmby
 YO16 5AB
 T: 01295 709 247
 E: architects@walkergraham.co.uk
 walkergraham.co.uk

rev. B (20.09.20) updated for NPA,
 rev. A (20.09.20) updated for NPA.

Project Stage
Planning
 Drawing No.
WG923 01B

This drawing has been prepared for Walker Graham Architects for the Planning stage of the Extensions and Alterations at 39 Middlecave Road, Malton and is not intended for use by any other person or for any other purpose. © Walker Graham Architects Limited (WGA) 2020. Measurements taken from plans cannot be guaranteed to be accurate. Use figured dimensions only. Only original drawings should be relied upon. Original Number: WG923_01B_A1.dwg



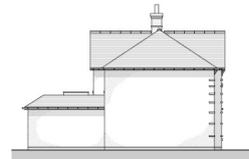
South Elevation



West Elevation



North Elevation



East Elevation

Materials:

- Roof:
 - Natural red clay plain tiles with metal hips and angles and clay ridge tiles on metal bed.
 - GPF covering to full roof areas.
 - Flashed metal half round round rainwater goods.

Walls:

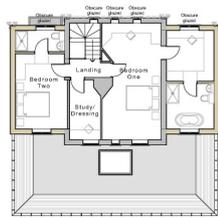
- New and existing masonry walls rendered.
- Existing brick chimneys and chimneys to principal elevation retained and rendered in situ. New brick chimney proud of render where indicated. Stone masonry with plain red cream ground or render to principal elevation and rear extension facing doors.
- Stone sills.

Windows and doors:

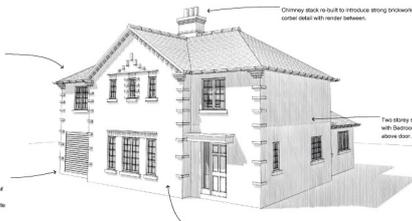
- Painted timber with double glazing.
- Metal framed full roof windows with double glazing.
- OS denotes obscure glazing.



Ground Floor Plan



First Floor Plan



Hipped roof to reduce mass and achieve a generally repaired heritage of garage with central gate.

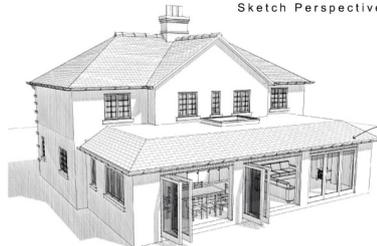
Existing garage retained with two storey side extension to achieve 'hudding' wings either side of the existing garage. Garage to increased size to accommodate a modern vehicle with Bedroom Suite above.

Chimney stack to be built to introduce strong brickwork cornice detail with venter between.

Two storey side extension to achieve Entrance Hall with Bedroom above. Single level canopy above door.

Central gate incorporated to remove drainage and 200 C. drainage and provide for all windows in the Sitting Room. Additional windows introduced at first floor to achieve a more prominent entrance.

Sketch Perspectives



Hipped roof rear extension with central full roof to achieve a pleasing proportion. Space creates Kitchen Dining change. Central full roof window to add light to the kitchen.

THIS COPY HAS BEEN MADE BY US WITH THE AGREEMENT OF ORIGINAL DRAWING CONTRACT PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGN, PATENTS AND TRADE MARKS ACT 1988 AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION. THE COPY MAKER WILL BE CONSIDERED LIABLE FOR ANY REPRODUCTION OF THE ORIGINAL DRAWING.

10/11/2020 Update floor plan window locations
10/11/2020 Revise window and door
10/11/2020 Revise window and door

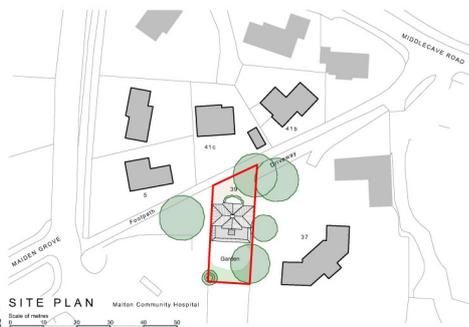
Project Stage: Planning
Drawing No: WG923 021



Project: Extensions and Alterations
Project Address: 39 Middlecave Road, Malton

Client: Walker Graham Architects
Drawing Title: Proposed Drawings
Drawing Date: February 2020
Drawing Scale: 1:100, 1:500 & A1

Walker Graham Architects
3 New Street, 44 South Bar Street
York, YO1 8BA, Barmby
T: 01904 848 868 F: 01904 709 247
E: architects@walkergraham.co.uk
walkergraham.co.uk

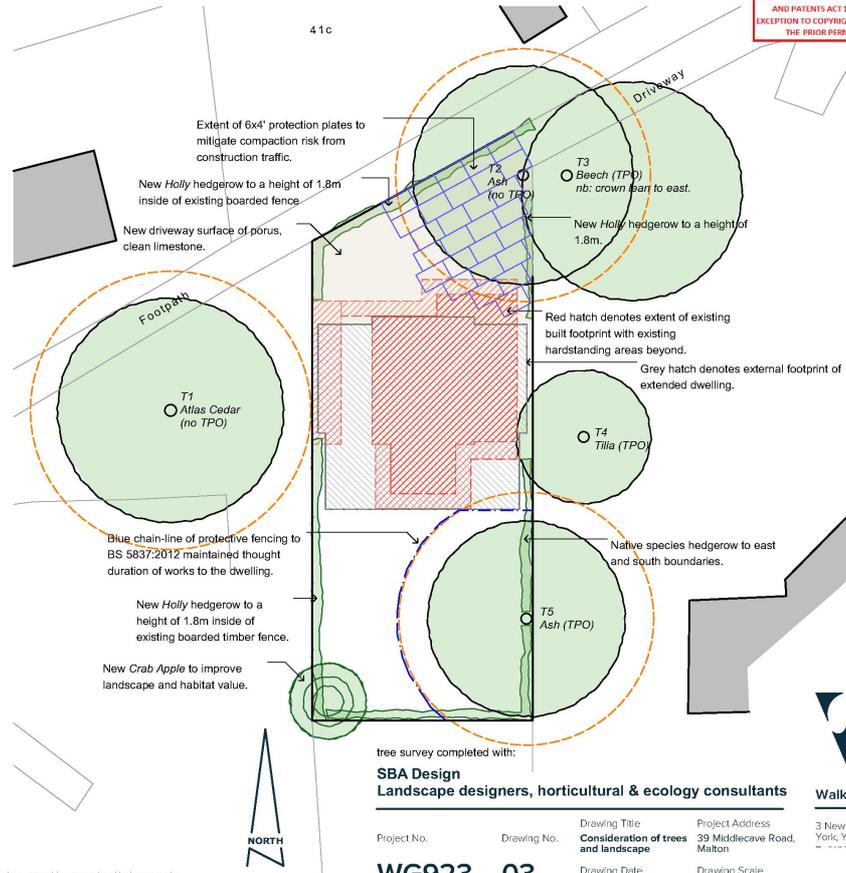


SITE PLAN

This drawing has been produced for Walker Graham Architects for the Planning stage of the Extensions and Alterations at 39 Middlecave Road, Malton and is not intended for use by any other person or for any other purpose. © Walker Graham Architects Limited (UK) 2020. Measurements taken from plans cannot be guaranteed to be accurate. Use figured dimensions only. Only original drawings should be relied upon. Origin Number: WG923_021_01.dwg

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

- T1 Atlas Cedar *Cedrus Atlantica***
 Tree located, crown spread measured and shown in green with trunk circumference measured at 1.5m height. Root protection area calculated and shown orange-dashed.
 No perceivable risk to tree.
- T2 Ash *Fraxinus Excelsior***
 Tree located, crown spread measured and shown in green with trunk circumference measured at 1.5m height. Root protection area calculated and shown orange-dashed.
 No perceivable risk to tree. Removal of hard landscaping and Porch / Garage structure to north of existing dwelling alleviates pressure on root system.
 Existing boarded boundary fence to remain in place as protection and protection plates laid over existing driveway to mitigate ground compaction from construction traffic.
- T3 Beech *Fagus Sylvatica***
 Trunk located but circumference not measured being on neighbouring land. Crown spread indicated with bias to east.
 No perceivable risk to tree.
- T4 Lime *Tilia***
 Trunk located but circumference not measured being on neighbouring land. Crown spread within application site measured and shown in green.
 Existing property shown with red hatch and extended property shown with grey hatch. Existing root system will have responded to the presence of the existing dwelling. Potential remains for minor disturbance to narrow strip east and south-east of existing property.
 SBA Design to be in attendance during excavations as watching brief to execute any root severance and installation of root barrier membrane.
 Existing boarded boundary fence to remain in-situ as protection.
- T5 Ash *Fraxinus Excelsior***
 Tree located, crown spread measured and shown in green with trunk circumference measured at 1.5m height. Root protection area calculated and shown orange-dashed.
 No perceivable risk to tree.
 BS 5837:2012 protective fencing erected to line of crown spread and maintained throughout construction period of house.



Walker Graham Architects

Project No.	Drawing No.	Drawing Title	Project Address	3 New Street	44 South Bar Street
		Consideration of trees and landscape	39 Middlecave Road, Malton	York, YO1 8BA	Barbary, OX16 3AB
WG923	03				
		Drawing Date	Drawing Scale		
		December 2020	1200 at A3		

© Walker Graham Architects Limited (UK) 2020. Measurements scaled from plans cannot be guaranteed to be accurate. Use figured dimensions only. Only original drawings should be relied upon. WG923_HPA_A_final.pln

Sent: 28 October 2020 20:32

To: Development Management

Subject: Consultee Comments for Planning Application 20/00920/HOUSE

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 8:31 PM on 28 Oct 2020 from Mrs Gail Cook on behalf of Malton Town Council.

Application Summary

Reference: 20/00920/HOUSE

Address: Sandreith Cottage 39 Middlecave Road Malton YO17 7NE

Proposal: Erection of part two storey part single storey wraparound extension following removal of existing conservatory, porch and garage, reroofing of dwelling and rendering of all external walls

Case Officer: Ellie Thompson

[Click for further information](#)

Comments Details

Comments: Recommend Approval, subject to neighbour satisfaction

Agenda Item 9

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

1.

Application No: 20/00378/LBC **Decision: Approval**
Parish: Langton Parish Meeting
Applicant: Mr William Langton
Location: Home Farm Stables (Woodleigh School) Cordike Lane Langton Malton North Yorkshire
Proposal: Alterations to boundary wall to allow the formation of new vehicular access from Cordike Lane and insertion of 2 openings into garden wall

2.

Application No: 20/00788/LBC **Decision: Approval**
Parish: Flaxton Parish Council
Applicant: Jeremy Chalk
Location: Elm Tree Farm Main Street Flaxton Malton North Yorkshire YO60 7RJ
Proposal: External and internal alterations to include rebuilding of external wall using existing bricks of single storey outbuilding due to instability to include formation of double glazed doors and a Yorkshire sliding sash window and installation of a Yorkshire sliding sash window to rear wall of dwelling together with alterations to internal layout to include removal of ground floor staircase, a new staircase to access the second floor and a timber stud wall to the central bedroom to form an access landing

3.

Application No: 20/00856/73 **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr & Mrs Wright
Location: Land At OS Field No 0064 Black Bull Caravan Park Malton Road Pickering North Yorkshire
Proposal: Variation of Condition 07 of approval 15/00907/FUL dated 24.09.2015 to allow all year round opening of the caravan site within the red lined area as indicated on the submitted drawing 1:1250 scale Location Plan EX10-04 Rev A

4.

Application No: 20/00925/FUL **Decision: Approval**
Parish: Thornton-le-Clay Parish Council
Applicant: Sir John Holman
Location: Wood Cottage Low Street Thornton Le Clay YO60 7TG
Proposal: Change of use of existing holiday cottage to allow for use as a Local Needs Occupancy dwelling or holiday let

5.

Application No: 20/00956/FUL **Decision: Approval**
Parish: Beadlam Parish Council
Applicant: Mr & Mrs Amer
Location: Highthorn Main Street Beadlam Helmsley YO62 7TB
Proposal: Change of use and alterations of outbuilding to form 1no. one bedroom unit, for dual use as holiday let and residential annex in connection with the existing residential dwelling Highthorn

6.
Application No: 20/00963/LBC **Decision: Approval**
Parish: Sinnington Parish Council
Applicant: Mr Eric Tyson
Location: Friars Hill Farm Friars Hill Road Sinnington Pickering North Yorkshire YO62 6SJ
Proposal: Installation of 4no. rooflights to the main barn roof and 4no. rooflights to the barn extension - revised details to part of approval 19/00127/LBC dated 07.06.2019
-
7.
Application No: 20/00965/CLEUD **Decision: Refusal**
Parish: Coulton Parish Council
Applicant: Mr Paul Judson
Location: Coulton House Farm Coulton Lane Coulton Helmsley YO62 4NE
Proposal: Certificate of Lawfulness in respect of the works to erect an agricultural building for the housing of livestock subject of this application as shown outlined in red on the submitted 1:2500 scale site location plan were substantially completed more than four years before the date of this application
-
8.
Application No: 20/00979/FUL **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr Andrew Kellett (Wilson & Kellett)
Location: Ackland Farm Riggs Road Ryton Malton YO17 6XU
Proposal: Erection of steel framed agricultural building for the housing of livestock
-
9.
Application No: 20/01012/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Ms Janet Murphy
Location: 69 West End Kirkbymoorside YO62 6AD
Proposal: Installation of replacement front door
-
10.
Application No: 20/01015/FUL **Decision: Approval**
Parish: Sinnington Parish Council
Applicant: Mr Thomas Hauxwell Scaling (T H Scaling)
Location: Cliff Farm Cross Lane Sinnington Pickering North Yorkshire YO62 6SS
Proposal: Change of use of land to allow the installation of 2no. hobbit houses for holiday let purposes with associated parking
-
11.
Application No: 20/01029/HOUSE **Decision: Approval**
Parish: Terrington Parish Council
Applicant: Mr James Whitty
Location: 13 South Back Lane Terrington YO60 6PX
Proposal: Erection of first floor rear extension, single storey side extension following removal of existing conservatory, formation of pitched roof to existing garage and utility room and erection of oak framed porch to front elevation
-
12.
Application No: 20/01044/TPO **Decision: Partial Approve/Refuse**
Parish: Claxton Parish Council
Applicant: Mr Tim Orton
Location: Oakfield House Malton Road Claxton Malton North Yorkshire YO60 7RE
Proposal: To fell T24 Oak and T25 Oak under TPO 70/1985

-
- 13.**
Application No: 20/01047/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mr And Mrs N Holroyd
Location: Duna Cottage Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6NB
Proposal: Erection of first floor extension above existing detached garage to form guest accommodation
-
- 14.**
Application No: 20/01048/HOUSE **Decision: Approval**
Parish: Harome Parish Council
Applicant: Mr & Mrs Silk
Location: Mill Green Mill Street Harome Helmsley YO62 5JG
Proposal: Erection of two storey and single storey rear extensions with conversion of garage to form additional living accommodation, installation of replacement windows, installation of 4no. rooflights, renewal of rendering, removal of chimney and replacement with stove pipe (revised details to approval 20/00316/HOUSE dated 30.06.2020)
-
- 15.**
Application No: 20/01049/GPAGB **Decision: Prior Approval Granted**
Parish: Barton-le-Street Parish Meeting
Applicant: Mr Richard Dales
Location: Building Off Butterwick Road Barton Le Street Malton North Yorkshire
Proposal: Change of use of agricultural building to form 2no. two bedroom dwellings (Use Class C3) with associated parking and landscaping
-
- 16.**
Application No: 20/01071/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr And Mrs Ivens
Location: Rhodendene 38 Westgate Pickering North Yorkshire YO18 8BA
Proposal: Erection of single storey rear extension
-
- 17.**
Application No: 20/01072/FUL **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr S M Greenfield
Location: Garforth Hall Ryton Rigg Road Ryton Malton YO17 6RY
Proposal: Alterations to dwelling to include the erection of single storey extension adjoining north elevation to form utility room, erection of lean-to kitchen bay extension on west elevation, erection of portico following removal of existing bay window and porch to south elevation and the change of use and conversion of outbuilding (known as The Blacksmiths Shop) to form 1no. two bedroom and 1no. one bedroom holiday let
-
- 18.**
Application No: 20/01073/LBC **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr S M Greenfield
Location: Garforth Hall Ryton Rigg Road Ryton Malton YO17 6RY
Proposal: External and internal alterations to dwelling to include the erection of single storey extension adjoining north elevation to form utility room, erection of lean-to kitchen

bay extension on west elevation, enlargement of kitchen window in east elevation, insertion of 2no. additional windows in east elevation, erection of portico following removal of existing bay window and porch to south elevation, installation of 3no. replacement windows in south elevation to match original design, removal of and replacement with historically appropriate fire surrounds in kitchen, hall, drawing room, dining room, bedroom 1 and library, works to facilitate the installation of 3no. first floor bathrooms and cloakroom on ground floor together with formation of 2no. openings to provide access, removal of store room partition in kitchen, formation of opening from kitchen to proposed utility extension together with the removal of cupboard in kitchen to allow fitting of kitchen units, insertion of pedestrian door in foldyard wall and creation of cloakroom with WC in wash-house, conversion and alterations to outbuilding (known as The Blacksmiths Shop) to form 1no. two bedroom and 1no. one bedroom holiday let to include the installation of 2no. rooflights, 2no. additional window openings and insertion of new internal walls with the partial demolition of the attached store

19.

Application No:	20/01098/TPO	Decision: DETERMINED
Parish:	Malton Town Council	
Applicant:	Mrs Sue Tobin	
Location:	St Andrews Lodge Castle Howard Road Malton North Yorkshire YO17 7AY	
Proposal:	T1- Copper Beech (<i>Fagus sylvatica purpurea</i>) - Reduce N and E canopy by 3 metres to create clearance from building and patio area. Clean up large pruning stub left from limb removal on SW done by neighbour. Crown lift over garden of St Andrews Lodge to 4 metres to create even canopy. Crown clean of deadwood, drying and diseased or heavily crossing limbs up to 10cm diameter. T2- Copper Beech (<i>Fagus sylvatica purpurea</i>) - Crown clean of deadwood, drying and diseased or heavily crossing limbs up to 10cm diameter. Crown lift to 3 metres to allow for maintenance under canopy. Tree Preservation Order no. 228/1997.	

20.

Application No:	20/01107/HOUSE	Decision: Approval
Parish:	Malton Town Council	
Applicant:	Mrs Gillian Burdett	
Location:	9 Fitzwilliam Drive Malton North Yorkshire YO17 7XG	
Proposal:	Erection of a single storey rear garden room extension following removal of the existing conservatory and replacement of existing doors and windows in UVPC (part retrospective application)	

21.

Application No:	20/01117/HOUSE	Decision: Approval
Parish:	Settrington Parish Council	
Applicant:	Mr William Duggleby	
Location:	Century House Chapel Road Settrington Malton North Yorkshire YO17 8NB	
Proposal:	Erection of single storey side extension	

22.

Application No:	20/01129/HOUSE	Decision: Approval
Parish:	Marion Parish Meeting	
Applicant:	Mr And Mrs M Dennison	
Location:	Taymer Lodge Marion Road Marion Kirkbymoorside North Yorkshire YO62 6RQ	
Proposal:	Erection of part single part two storey rear extension following removal of existing conservatory and erection of double garage with garden room/office following removal of existing garage	

23.

Application No: 20/01143/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Peter Rowley
Location: 10 Woodlands Avenue Norton Malton YO17 9DB
Proposal: Erection of single storey rear extension following removal of part of existing rear extension and conservatory

24.
Application No: 20/01147/LBC **Decision: Refusal**
Parish: Malton Town Council
Applicant: Mr Kevin Davis
Location: 11 Town Street Old Malton Malton North Yorkshire YO17 7HB
Proposal: Installation of 2no. replacement timber windows to front elevation

25.
Application No: 20/01159/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Karro Food Limited
Location: Karro Foods Ltd Westfield Way Norton Malton North Yorkshire YO17 9HG
Proposal: Erection of CHP unit to replace the existing unit following demolition of existing buildings

26.
Application No: 20/01161/HOUSE **Decision: Approval**
Parish: Staxton/Willerby Parish Council
Applicant: Mr Ian Warrington
Location: 2 Staxton Farm Yard, Sows Ear Cottage Main Street Staxton Scarborough YO12 4TA
Proposal: Replace oil central heating with Air Source Heat Pump, remove oil tank within 2 existing walls and add a roof and doors between the existing walls to enclose a new water tank

27.
Application No: 20/01162/LBC **Decision: Approval**
Parish: Staxton/Willerby Parish Council
Applicant: Mr Ian Warrington
Location: 2 Staxton Farm Yard, Sows Ear Cottage Main Street Staxton Scarborough YO12 4TA
Proposal: Replace oil central heating with Air Source Heat Pump, remove oil tank within 2 existing walls and add a roof and doors between the existing walls to enclose a new water tank

28.
Application No: 20/01175/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Adrian Ward
Location: 20 Whitfield Avenue Pickering YO18 7HY
Proposal: Erection of two storey side extension together with erection of additional boundary wall and amenity space alterations

29.
Application No: 20/01180/73 **Decision: Approval**
Parish: Henderskelfe Parish Meeting
Applicant: John Grimshaw (The Yorkshire Arboretum)
Location: The Arboretum, East Howard Malton YO60 7BY

Proposal: Material amendment to planning approval 18/01262/FUL dated 08.01.2019 to allow alterations to the landscaping and design of the proposal with the inclusion of an approved plans condition

30.

Application No: 20/01182/FUL **Decision: Approval**
Parish: Gilling East Parish Council
Applicant: Mr Mosey (BI & BM Mosey)
Location: Land Off Coulton Lane Coulton Helmsley
Proposal: Construction of 2no. irrigation reservoirs with a combined 17000 cubic metre capacity

31.

Application No: 20/01188/HOUSE **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr James Haxton
Location: Habton House Farm Newsham Lane Little Habton Malton YO17 6UA
Proposal: Erection of first floor rear extension and erection of single storey rear garden room following removal of rear porch

32.

Application No: 20/01189/LBC **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr James Haxton
Location: Habton House Farm Newsham Lane Little Habton Malton YO17 6UA
Proposal: Erection of first floor rear extension, erection of single storey rear garden room following removal of rear porch and re-roofing of dwellinghouse

33.

Application No: 20/01190/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr John Brandon
Location: Bridestones 83 Middleton Road Pickering YO18 8NQ
Proposal: Erection of single storey rear extension and construction of rear dormer window

34.

Application No: 20/01208/FUL **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr Steve Bannister
Location: Spaniel Farm Main Road Weaverthorpe Malton North Yorkshire YO17 8HE
Proposal: Erection of agricultural building for the storage of boxed potatoes
