

# RYEDALE DISTRICT COUNCIL

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

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- 1.**  
**Application No:** 19/01153/OBL **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Rockliffe Homes Ltd  
**Location:** Land To North Of Sutton Grange Langton Road Norton Malton North Yorkshire  
**Proposal:** Modification of the planning obligation dated 18.08.2016 in relation to refusal 15/00099/MOUT dated 22.07.2015 as allowed under appeal APP/Y2736/W/15/3136233 dated 22.07.2016 to allow it to be amended with regard to Open Space as listed in the submitted covering letter from Keebles LLP dated 20 September 2019

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- 2.**  
**Application No:** 21/00286/HOUSE **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr & Mrs Phillips  
**Location:** 7 Mill Lane Avenue Sheriff Hutton YO60 6SJ  
**Proposal:** Erection of single storey part side-part front extension and installation of 1no. rooflight to front elevation to allow loft conversion

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- 3.**  
**Application No:** 21/00517/FUL **Decision: Approval**  
**Parish:** Ganton Parish Council  
**Applicant:** Miss Molly Coombs (Grand Get-Togethers)  
**Location:** Warehouse Station Road Ganton Scarborough North Yorkshire  
**Proposal:** Change of use of grassland to allow the installation of ground mounted solar pv array to provide renewable electricity for the holiday let premises and battery bank

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- 4.**  
**Application No:** 21/00541/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** The Coaching Inn Group Ltd  
**Location:** 45-47 Talbot Hotel Yorkersgate Malton YO17 7AJ  
**Proposal:** Application to extend the temporary approval for a further two years until 02.10.2023 in relation to 16/00212/FUL dated 03.10.2016 for Change of use of ground floor of York House, together with erection of a temporary events tent with wooden steps and toilets within gardens to York House. Erection of temporary toilet block within York House Yard with all associated service connections together with use of Unit 10A rear of 37 Yorkersgate as an associated temporary kitchen to include new door opening

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- 5.**  
**Application No:** 21/00542/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** The Coaching Inn Group Ltd  
**Location:** 45-47 Talbot Hotel Yorkersgate Malton YO17 7AJ  
**Proposal:** Application to extend the temporary approval for a further two years until 02.10.2023 in relation to 16/00212/FUL dated 03.10.2016 for Change of use of ground floor of York House, together with erection of a temporary events tent with wooden steps and toilets within gardens to York House. Erection of temporary toilet block within

York House Yard with all associated service connections together with use of Unit 10A rear of 37 Yorkersgate as an associated temporary kitchen to include new door opening

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6.

**Application No:** 21/00555/FUL **Decision: Approval**  
**Parish:** Harome Parish Council  
**Applicant:** Mrs E Sylvia Andrews  
**Location:** Knavesmire View Back Lane Harome Helmsley North Yorkshire YO62 5JA  
**Proposal:** Change of use, conversion, alterations and erection of single storey link extension to outbuildings to form 1no. one bedroom annexe

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7.

**Application No:** 21/00617/FUL **Decision: Approval**  
**Parish:** Sand Hutton Parish Council  
**Applicant:** Mrs Charlotte Rooke (White Syke Fields Ltd)  
**Location:** White Syke Farm Sand Hutton Malton YO41 1LN  
**Proposal:** Change of use of 2no. agricultural buildings for use as wedding and events venue to include installation of replacement windows and doors with associated parking (part retrospective)

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8.

**Application No:** 21/00773/CLOPUD **Decision: Approval**  
**Parish:** Sand Hutton Parish Council  
**Applicant:** John Edmonds  
**Location:** Cedar Lodge Hall Drive Sand Hutton Malton YO41 1LA  
**Proposal:** Certificate of Lawfulness for a proposed use or development in respect of erection of single storey rear extension following removal of existing lean-to extension

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9.

**Application No:** 21/00860/HOUSE **Decision: Approval**  
**Parish:** Sand Hutton Parish Council  
**Applicant:** Mr I Holmes  
**Location:** Oak Tree Cottage 2 Upper Helmsley Road Sand Hutton YO41 1JZ  
**Proposal:** Erection of single storey rear extension and detached double carport following removal of existing single storey extension and existing garage; installation of two first floor windows on south-western elevation of existing dwelling, installation of four stone mullion windows on front elevation of dwelling and erection of 2no. new chimney stacks on the existing flat topped stack on the north west elevation

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10.

**Application No:** 21/00886/FUL **Decision: Approval**  
**Parish:** Gilling East Parish Council  
**Applicant:** Mr P Clough & Miss D Otterburn  
**Location:** Dale Grange Gilling East YO62 4HX  
**Proposal:** Erection of 3no. stables, a tack room and storage area following the removal of 6no. existing stables.

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11.

**Application No:** 21/00892/HOUSE **Decision: Approval**  
**Parish:** Terrington Parish Council  
**Applicant:** Nicholas Reston  
**Location:** New Wells Mews North Back Lane Terrington YO60 6NS  
**Proposal:** Erection of single storey extension to rear and installation of 3 new windows to front elevation

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- 12.**  
**Application No:** 21/00920/FUL **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Paul Mark Hoddy  
**Location:** Land North Of Pyramid Systems Showfield Lane Malton North Yorkshire  
**Proposal:** Erection of a building forming 4no. industrial units (Use Classes E, B2 & B8) with associated parking.
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- 13.**  
**Application No:** 21/00938/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Miss Nicola Shaw  
**Location:** 11 Acre Way Malton YO17 7AG  
**Proposal:** Erection of single-storey rear extension
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- 14.**  
**Application No:** 21/00965/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Ben Wall  
**Location:** 5 Almond Tree Avenue Malton North Yorkshire YO17 7DF  
**Proposal:** Erection of a single-storey rear extension (part retrospective)
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- 15.**  
**Application No:** 21/00968/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Peter Byfold  
**Location:** 50 Westgate Pickering YO18 8BA  
**Proposal:** Alterations to dwelling to include the erection of a first floor extension over the existing single storey extension and erection of conservatory to rear as replacement to existing conservatory
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- 16.**  
**Application No:** 21/00969/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Peter Byfold  
**Location:** 50 Westgate Pickering YO18 8BA  
**Proposal:** Internal and external alterations to include the erection of a first floor extension over the existing single storey extension, erection of conservatory to rear as replacement to existing conservatory, damp proofing works, partial removal of an existing wall, removal of existing floor and installation of insulated floor, formation of new lobby to front door, installation of replacement front door and installation of new timber walls at first floor to form new bathroom and study
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- 17.**  
**Application No:** 21/00990/FUL **Decision: Approval**  
**Parish:** Gilling East Parish Council  
**Applicant:** Mr Jonathan Pesterfield (J+D P Farms)  
**Location:** Ryebeck Farm Gilling East YO62 4HX  
**Proposal:** Formation of 464 square metre area of concrete hardstanding to the existing yard area
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- 18.**  
**Application No:** 21/00992/HOUSE **Decision: Approval**  
**Parish:** Leavening Parish Council

**Applicant:** Mr Wilf Manley  
**Location:** 3 Wold View Leavening Malton North Yorkshire YO17 9SD  
**Proposal:** Formation of vehicular access to include dropped kerb.

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**19.**

**Application No:** 21/01015/TPO **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Mr Alistair Lowe (Karro Food Group Ltd)  
**Location:** Land To East Of 110 Parliament Street Norton Malton North Yorkshire  
**Proposal:** Crown reduce T1 and T2 Willows by about 3 metres all round to previous pollard parts and clean up of torn out limbs and old cut points of TPO No. 217/1996

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**20.**

**Application No:** 21/01017/FUL **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr Steve Bosworth (Buzzers Pond)  
**Location:** Buzzers Pond Ings Lane Kirkbymoorside YO62 6DN  
**Proposal:** Relocation of pitches for 2no. touring caravans and 1no. static caravan on existing leisure site

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**21.**

**Application No:** 21/01021/TPO **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr John Fenton  
**Location:** Gilross 67 Middlecave Road Malton YO17 7NQ  
**Proposal:** [As amended 13.08.2021] T2 Sycamore - crown raise to 6m above ground level to remove regrowth on trunk; T3 Beech - draw back 2-3m away from no.67 (on southern and south western parts of crown) and from no.65 (on eastern part of crown); T4 Purple Beech - draw back 2-3m over garden of no.65 (to east), to south to clear away from Cherry tree and on northern side of crown, all of TPO 311/2006

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**22.**

**Application No:** 21/01027/HOUSE **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Dr Robert Glover  
**Location:** Cottage Farm Cottage Lane Sheriff Hutton YO60 6SD  
**Proposal:** Erection of oak framed single storey linked extension to rear elevation to include mezzanine floor

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**23.**

**Application No:** 21/01033/FUL **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr J Tuohy  
**Location:** Building At Moor Farm Sheriff Hutton  
**Proposal:** Change of use and alteration of existing agricultural building to form 1no. two-bedroom residential annexe and holiday let with associated parking and amenity space

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**24.**

**Application No:** 21/01035/FUL **Decision: Approval**  
**Parish:** Bulmer Parish Council  
**Applicant:** Mr & Mrs Goor  
**Location:** West Barn & Willow Grange Wandales Lane Bulmer North Yorkshire YO60 7ES

**Proposal:** Alterations, demolition and extensions to existing 2no. semi-detached dwellings to form 1no. detached dwelling, together with erection of carport, landscaping and formation of swimming pool and tennis court

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25.

**Application No:** 21/01045/HOUSE **Decision: Partial Approve/Refuse**  
**Parish:** Pickering Town Council  
**Applicant:** Richard Pennock  
**Location:** 8 Undercliffe Pickering YO18 7BB  
**Proposal:** Alterations to existing single-storey rear extension to include raising of roof height and installation of 4no. roof lights with the installation of 8no. replacement window frames and 1no. door and frame on the front elevation

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26.

**Application No:** 21/01047/FUL **Decision: Approval**  
**Parish:** Buttercrambe With Bossall Parish Meeting  
**Applicant:** Mr Richard Morrell (S L Morrell)  
**Location:** Mount Pleasant Farm Bossall Malton YO60 7NT  
**Proposal:** Formation of 460 m2 of concrete hardstanding to replace existing unmade hardcore area, to prevent the disturbance and transfer of sediment from agricultural vehicle movements

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27.

**Application No:** 21/01054/HOUSE **Decision: Refusal**  
**Parish:** Slingsby Parish Council  
**Applicant:** Mr Thomas Norton  
**Location:** 12 Balksyde Slingsby Malton North Yorkshire YO62 4AG  
**Proposal:** Formation of a vehicular access to include installation of a dropped kerb extension with verge crossing together with the installation of an area of hardstanding (resubmission to refusal 20/00668/HOUSE dated 18.12.2020).

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28.

**Application No:** 21/01055/TPO **Decision: Refusal**  
**Parish:** Welburn (Malton) Parish Council  
**Applicant:** Mrs Elizabeth Ticehurst  
**Location:** Rowan Cottage Main Street Welburn Malton North Yorkshire YO60 7EE  
**Proposal:** Fell 1no. White Poplar of preservation order no. 350/2019 located to the immediate north of the boundary hedge of Rowan Cottage

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29.

**Application No:** 21/01063/73 **Decision: Refusal**  
**Parish:** Marton Parish Meeting  
**Applicant:** Mr C Coote  
**Location:** The Quarrels Back Lane Marton Kirkbymoorside YO62 6RD  
**Proposal:** Variation of condition 07 of planning approval 3/85/38A/PA dated 01.09.1993 in relation to the agricultural occupancy condition

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30.

**Application No:** 21/01068/HOUSE **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Mr Carl Hall  
**Location:** 7 Park Grove Norton Malton North Yorkshire YO17 9ED  
**Proposal:** Erection of single-storey extension to rear

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**31.**  
**Application No:** 21/01073/FUL **Decision: Approval**  
**Parish:** Buttercrambe With Bossall Parish Meeting  
**Applicant:** Kate Maxwell  
**Location:** The Old Vicarage Bossall To Sand Hutton Road Bossall Malton YO60 7NT  
**Proposal:** Demolition and rebuilding of the existing coach house outbuilding to form 1no. two bedroom self-contained annexe (revised scheme to planning approval 21/00553/FUL dated 26.05.2021)

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**32.**  
**Application No:** 21/01080/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mrs S Cole  
**Location:** Kirkby Edge 48 Castlegate Kirkbymoorside YO62 6BP  
**Proposal:** Installation of dormer window to rear elevation

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**33.**  
**Application No:** 21/01081/HOUSE **Decision: Approval**  
**Parish:** Ampleforth Parish Council  
**Applicant:** Mr D and Mrs S Thompson  
**Location:** Hunters Moon Station Road Ampleforth YO62 4DG  
**Proposal:** Erection of pitched roof to existing flat roof and installation of roof lantern to porch on front elevation

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**34.**  
**Application No:** 21/01084/HOUSE **Decision: Approval**  
**Parish:** Sheriff Hutton Parish Council  
**Applicant:** Mr Joe Tuohy  
**Location:** Moor Farm Cottage Sheriff Hutton YO32 5TX  
**Proposal:** Erection of single-storey extension following demolition of outside store

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**35.**  
**Application No:** 21/01096/CLOPUD **Decision: Approval**  
**Parish:** Brawby Parish Meeting  
**Applicant:** Gemma Hodgson  
**Location:** Hollyhock Moor Lane Brawby Malton YO17 6PY  
**Proposal:** Certificate of Lawfulness for a proposed use or development in respect of the installation of 12no. rooflights and 1no. gable window to allow loft conversion

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**36.**  
**Application No:** 21/01097/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr & Mrs M Gordon  
**Location:** 10 Castle Howard Drive Malton YO17 7BA  
**Proposal:** Erection of pitched roof to existing flat roofed garage and erection of an attached carport

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**37.**  
**Application No:** 21/01102/TPO **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Chris Pearson  
**Location:** 1 Bursary Court Pickering North Yorkshire YO18 8BF  
**Proposal:** T2 Lime of 12/00330/TPO - trimming of small branches overhanging the garden of 2 College View

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**38.**  
**Application No:** 21/01110/HOUSE **Decision: Approval**  
**Parish:** Habton Parish Council  
**Applicant:** Mr & Mrs Parker  
**Location:** The Holt Riggs Road Ryton Malton YO17 6RZ  
**Proposal:** Erection of single-storey rear extension to form ensuite bathroom

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**39.**  
**Application No:** 21/01111/HOUSE **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Mr Thomas Morley  
**Location:** 123 Commercial Street Norton Malton YO17 9EX  
**Proposal:** Erection of single-storey infill rear/side extension.

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**40.**  
**Application No:** 21/01114/FUL **Decision: Approval**  
**Parish:** Scagglethorpe Parish Council  
**Applicant:** Mr & Mrs Mackain-Bremner  
**Location:** Scagglethorpe Manor Main Street Scagglethorpe Malton YO17 8DT  
**Proposal:** Change of use, conversion and alterations to part of a storage barn to form 3no. one bedroom holiday lets with associated parking and landscaping

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**41.**  
**Application No:** 21/01116/TPO **Decision: Approval**  
**Parish:** Yedingham Parish Council  
**Applicant:** Mr Alec Mitchell  
**Location:** Church View Main Street Yedingham Malton North Yorkshire YO17 8SL  
**Proposal:** Crown reduce T7 Beech and T8 Beech by up to 3 metres on eastern canopy and crown lift to 5 metres for road clearance within TPO No. 142/1989

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**42.**  
**Application No:** 21/01122/HOUSE **Decision: Approval**  
**Parish:** Appleton-le-Street Parish Meeting  
**Applicant:** Mr Alan Pritchard  
**Location:** 8 Quarry Hill Appleton Le Street Malton YO17 6PQ  
**Proposal:** Erection of single storey front porch extension following removal of existing and erection of single storey rear extension following removal of existing conservatory and rear single storey projection (revised scheme to planning approval 20/00531/HOUSE dated 11.08.2020)

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**43.**  
**Application No:** 21/01125/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Smithson  
**Location:** 31 Queens Way Kirkbymoorside YO62 6EB  
**Proposal:** Erection of single storey rear extension following removal of existing rear extension, erection of porch to front elevation and installation of 2no. additional window openings to ground floor north elevation

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**44.**  
**Application No:** 21/01140/LBC **Decision: Approval**  
**Parish:** Scagglethorpe Parish Council  
**Applicant:** Mr & Mrs Mackain-Bremner  
**Location:** Scagglethorpe Manor Main Street Scagglethorpe Malton YO17 8DT

**Proposal:** External and internal alterations to allow conversion of part of a storage barn to form 3no. one bedroom holiday lets with associated parking and landscaping

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**45.**

**Application No:** 21/01145/HOUSE **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** D Holmes & J Mather  
**Location:** 61 Howe Road Norton Malton North Yorkshire YO17 9BJ  
**Proposal:** Erection of a single-storey side/rear extension following demolition of existing extension

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**46.**

**Application No:** 21/01146/TPO **Decision: Approval**  
**Parish:** Warthill Parish Council  
**Applicant:** Henry Whitten  
**Location:** Hill Farm House Common Lane Warthill YO19 5XW  
**Proposal:** Crown lift of T1 and T2 Beech trees of TPO no. 38/1981 to 5.1m over bridle path to ensure safety of the public [As amended 11.10.21]

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**47.**

**Application No:** 21/01147/FUL **Decision: Approval**  
**Parish:** Huttons Ambo Parish Council  
**Applicant:** Mr Sean Harrison (DH Group)  
**Location:** Land To The South Of Cherry Farm Close Malton North Yorkshire  
**Proposal:** Erection of a building comprising 7no. units for Class E, B2 and B8 Uses together with associated car park and landscaping

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**48.**

**Application No:** 21/01149/HOUSE **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Mr & Mrs R Baker  
**Location:** 4 Glenmore Drive Norton Malton North Yorkshire YO17 9DE  
**Proposal:** Erection of a single-storey rear/side extension following demolition of an existing conservatory and installation of a bay window on the front elevation

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**49.**

**Application No:** 21/01152/HOUSE **Decision: Approval**  
**Parish:** Ampleforth Parish Council  
**Applicant:** Alexandra Ennis & James Wainwright  
**Location:** 5 Millway Ampleforth North Yorkshire YO62 4DR  
**Proposal:** Alterations to dwelling to include the construction of dormer windows and reroofing work to allow loft conversion

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**50.**

**Application No:** 21/01155/HOUSE **Decision: Approval**  
**Parish:** Harome Parish Council  
**Applicant:** Mr Stefan Wons  
**Location:** Wensley Cottage Main Street Harome Helmsley North Yorkshire YO62 5JF  
**Proposal:** Erection of single-storey side/rear extension

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**51.**

**Application No:** 21/01158/HOUSE **Decision: Approval**  
**Parish:** Allerston Parish Council  
**Applicant:** Mr Paul Chouler

**Location:** Rhodelands Main Street Allerston Pickering YO18 7PG  
**Proposal:** Erection of detached timber storage shed on site of demolished garden shed and erection of timber outbuilding to form a home / hobby workshop

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**52.**

**Application No:** 21/01203/HOUSE **Decision: Approval**  
**Parish:** Rillington Parish Council  
**Applicant:** Mr Peter Lowe  
**Location:** 18 Woodlands Road Rillington Malton YO17 8LD  
**Proposal:** Erection of single-storey part side - part rear extension to include roof lantern

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**53.**

**Application No:** 21/01220/FUL **Decision: Approval**  
**Parish:** Scampston Parish Council  
**Applicant:** Mr Shaun Zablocki (Third Energy Trading Limited)  
**Location:** Third Energy Uk Gas Ltd Malton Road West Knapton Malton YO17 8JF  
**Proposal:** Development and operations of a Battery Energy Storage System (BESS)(~100MW) Standby Generation Facility with ancillary infrastructure.

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