

## **Agenda**

**Meeting:** Thirsk and Malton Area Planning Committee

**Members:** Councillors Caroline Goodrick (Chair), Joy Andrews (Vice-Chair), Alyson Baker, Lindsay Burr MBE, Sam Cross, Nigel Knapton, Janet Sanderson and Malcolm Taylor.

**Date:** Thursday, 16 January 2025

**Time:** 10.00 am

**Venue:** Council Chamber, Ryedale House, Malton, YO17 7HH

### **Updates list 2 – 16 January 2025**

5. **ZB23/02504/FUL - Change of use of land, for the siting of holiday homes and a wardens home at field north of Moor Lane, Thornton le Beans, North Yorkshire** (Pages 3 - 6)

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- No orientation of lodges upon their plinths is shown. It is therefore unclear whether the fully glazed gables are facing uphill (to the South) or downhill (to the north). This has implications for light pollution and visibility, particularly after dusk the effects of which will diminish any benefits to be gained from low level lighting
- The building sketch does not indicate the building code which they will be constructed to.
- No attempt to portray the impact on landscape have accompanied the applicants' proposal so the PC has again commissioned updated CGI images which we believe will confirm beyond reasonable doubt that the development represents an unacceptable intrusion into a currently open landscape.
- None of the three drawings relevant to this proposal are dimensioned or show sectioned views to demonstrate the impacts of building on a steeply sloping site.
- The location of the lodges on the sloping ground will position their floor level 2m above the level of adjacent fields and at 'approximately' 7m to the apex will be seen from the A168 and will have a harmful visual impact on the area.
- Same comments apply to car parking spaces and access roadways
- Boundary tree planting will be ineffective until trees have reached mature height (>15 years) and then only if sufficient native evergreen trees are included.
- The area shown on the layout as the rubbish point is on one of the steepest areas of the site and there is no indications as to how a refuse vehicle would manoeuvre to empty the bins and collect the recycling.



