



Meeting: Richmond (Yorks) Area Planning Committee

Members: Councillors David Webster (Chair), Heather Moorhouse (Vice-Chair), Kevin Foster, David Hugill, Karin Sedgwick, Angus Thompson and Steve Watson.

Date: Thursday, 11 September 2025

Time: 10.00 am

Venue: The Swale Room, Mercury House, Station Road, Richmond, DL10 4JX

Members of the public are entitled to attend this meeting as observers for all those items taken in open session. Please contact the named democratic services officer supporting this committee if you have any queries.

Recording is allowed at Council, committee and sub-committee meetings which are open to the public. Please give due regard to the Council's protocol on audio/visual recording and photography at public meetings. Anyone wishing to record is asked to contact, prior to the start of the meeting, the named democratic services officer supporting this committee. We ask that any recording is clearly visible to anyone at the meeting and that it is non-disruptive.

The Council operates a scheme for public speaking at planning committee meetings. Normally the following people can speak at planning committee in relation to any specific application on the agenda: speaker representing the applicant, speaker representing the objectors, parish council representative and local Division councillor. Each speaker has a maximum of five minutes to put their case. If you wish to register to speak through this scheme, then please notify Christian Brennan, Democratic Services Officer by midday on 8 September, 2025.

If you are exercising your right to speak at this meeting, but do not wish to be recorded, please inform the Chairman who will instruct anyone who may be taking a recording to cease while you speak.

This meeting is being held as an in-person meeting that is being broadcasted and will be available to view via the following link [Live meetings | North Yorkshire Council](#). Please contact the named democratic services officer supporting this committee if you would like to find out more.

Agenda

1. Apologies for Absence

2. **Minutes for the Meeting held on 14 August 2025** (Pages 3 - 6)
To confirm the minutes of the meeting held on 14 August 2025 as an accurate record.
3. **Declarations of Interests**
All Members are invited to declare at this point any interests, including the nature of those interests, or lobbying in respect of any items appearing on this agenda.
4. **ZB23/01580/MRC - Modification of condition 2 (lodge numbers and height limits) condition 9 (landscaping) and 20 (occupancy) of planning permission 16/02048/FUL (As Amended: amended Application Form [received January, 2025]); Proposed Additional Pitches Plan (H2-210404/4 F), Detailed Landscape Proposals Plan 1 of 2 (H2-210404/1 F) & Detailed Landscape Proposals Plan 2 of 2 (H2-210404/2 F) [received January, 2025]; and amended Nutrient Metric Calculator, amended Habitat Management & Monitoring Plan, Nutrient Neutrality Mitigation Area Plan [received May, 2025]** (Pages 7 - 42)
Report Of The Head of Development Management– Community Development Services
5. **20/00007/FULL - Full planning permission for proposed demolition, extension and refurbishment of existing care home to form 36 bed care home with the erection of two-storey care home with associated access and car parking** (Pages 43 - 68)
Report Of The Head of Development Management – Community Development Services
6. **Any other items**
Any other items which the Chair agrees should be considered as a matter of urgency because of special circumstances.
7. **Date of Next Meeting**
10.00am, Thursday, 9 October.

Members are reminded that in order to expedite business at the meeting and enable Officers to adapt their presentations to address areas causing difficulty, they are encouraged to contact Officers prior to the meeting with questions on technical issues in reports.

Agenda Contact Officer:

Christian Brennan, Democratic Services Officer
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Wednesday, 3 September 2025