

# North Yorkshire Council

## Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 19 June 2025 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair and Councillors Joy Andrews, Alyson Baker, Lindsay Burr MBE, Sam Cross, Nigel Knapton and Malcolm Taylor.

Officers present: Kelly Dawson - Solicitor, Alan Goforth - Principal Planning Officer, Peter Jones - Development Manager, North and Nicki Lishman - Senior Democratic Services Officer

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**Copies of all documents considered are in the Minute Book**

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### **183 Apologies for absence**

There were no apologies for absence.

### **184 Minutes for the meeting held on 15 May 2025**

The minutes of the meeting held on 15 May 2025 were agreed by general affirmation and signed by the Chair as a correct record.

### **185 Declarations of interests**

In the interests of transparency, the Chair declared that she had received correspondence from a number of interested parties including Pickering Fisheries Association and she advised that she was a member of the Vale of Pickering Internal Drainage Board.

In the interests of transparency, Councillor Andrews declared that she had received correspondence from a number of interested parties including Pickering Fisheries Association and Pickering Town Council.

### **186 22/01401/MOUT- hybrid planning application on land on the west side of Malton Road, Pickering comprising:**

The Head of Development Management sought determination of a hybrid planning application comprising:

- 1) Outline planning application for residential planning permission for up to 110 dwellings within 3.70ha of the site, with all matters reserved save for means of access
- 2) Full planning permission for change of use to public open space of an adjoining parcel of land extending to some 1.09ha on land west side of Malton Road, Pickering, North Yorkshire.

The application was reported to the Area Planning Committee for determination because it was considered that significant planning issues had been raised.

The Principal Planning Officer advised the committee that, since the publication of the agenda further representations had been received, which require further consideration and consequently the recommendation had been revised:

That Members **DEFER** the determination of the application to allow officers to undertake further consultation with Yorkshire Water and the Lead Local Flood Authority in relation to sewerage capacity and surface water drainage.

The officer's presentation detailed the location and an indicative layout of the site, including

- The position of the main access (Malton Road) and emergency access (Haygate Lane)
- The central and eastern parts of the site for housing and the western part for public open space and green infrastructure.
- The location of a gas pipeline through the site.
- The flood zone
- The water main and easement through the site
- A nearby public right of way

The application related to the second and final housing allocation in Pickering as set out in the local plan sites document, which was adopted in 2019. It was considered that the proposal, in terms of the spatial extent and quantum of development, aligned with the allocation and the principle of development.

Ms S Rae spoke to object to the application.

Members had queries on a number of highway and traffic issues

- could the entrance to the proposed site be opposite the existing entrance to the east of Malton Road to create a controlled traffic flow, possibly through a roundabout or traffic lights.
- further clarification from highways on extending the 30mph speed limit further south to improve safety, particularly around the corner into Pickering.
- the need for improvements to address the constant traffic volume entering Pickering, suggesting that highways should consider measures to alleviate congestion and improve traffic flow.

Concerns were raised about the provision of EV charging for the dwellings and Members suggested that the requirements should be more prescriptive to ensure adequate infrastructure.

Members stressed the need to carefully address surface water attenuation to prevent flooding, particularly given the site's poor drainage and existing floodplain designation.

Members discussed the importance of resolving sewage capacity issues, considering the potential impact on the existing system and the need for further consultation with Yorkshire Water.

There were concerns about the water main easement running through the site and the potential disruption that could be caused to residents and for traffic access.

The Chair advised Members that, should they have further questions about the application, they should contact the officers direct to ensure that the appropriate consultation could take place.

**Resolved**

That determination of the application be **DEFERRED** to allow Officers to undertake further consultation with Yorkshire Water and the Lead Local Flood Authority in relation to sewerage capacity and surface water drainage.

**Voting record**

Unanimous

**187 Any other items**

There were no items of urgent business.

**188 Date of next meeting**

The date of the next meeting was confirmed as 10am on Thursday 17 July 2025.