

North Yorkshire Council

Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 18 September 2025 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair and Councillors Joy Andrews, Alyson Baker, Michelle Donohue-Moncrieff, Nigel Knapton and Malcolm Taylor.

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

Apologies: Councillors Lindsay Burr MBE and Greg White

Copies of all documents considered are in the Minute Book

202 Apologies for absence

Apologies for absence were received from Councillor Burr and Councillor Greg White, Councillor Malcolm Taylor substituted.

203 Minutes for the meeting held on 21 August 2025

The minutes of the meeting held on 21 August 2025 were agreed and signed by the Chair as a correct record.

Voting record

3 for

2 abstentions

204 Declarations of interests

For the purposes of transparency Councillors Andrews, Baker and Goodrick declared that they had been lobbied regarding both applications on the agenda.

205 ZE24/00112/MFUL - Erection of a retail unit (Class E) with associated car parking, access, hard and soft landscaping and associated works at land north of Commercial Street, Norton

The Head of Development Management – Community Development Services sought determination of a major planning application for the erection of a retail unit (Class E) with associated car parking, access, hard and soft landscaping and associated works at land north of Commercial Street, Norton, North Yorkshire.

The application was deferred at the meeting of the committee held on 17 July 2025 for further information and changes to be provided.

The Development Management Team Manager updated Members on the reasons for the previous deferral:

- That the applicant considers the installation of solar panels on the roof of the premises
- Obtain details of how the committed £25,000 would be spent on the upgrade to the existing pedestrian crossing
- Obtain further information on possible impacts on air quality and the potential for the collection of baseline air quality data
- That the applicant prepares an amended travel plan for the routing of deliveries, utilising access from the A64 and Brambling Fields
- That the applicant undertakes additional transport modelling with reference to queuing traffic
- That the applicant considers the car park design to reduce vehicle speeds and its security in an evening

The above concerns had been addressed as follows:

- The number of solar panels on the roof had been increased to 272.
- The committed £25,000 pedestrian crossing upgrade would be spent to upgrade to LED/ELV for electrical safety, to reduce carbon emissions and maintenance cost with fault monitoring included.
- A comprehensive response on Air Quality matters had been provided by NJD Environmental and no objections were raised by the Scientific Team.
- The applicant accepted a planning condition (No.32) to agree HGV routing as per the Transport Assessment.
- The applicants' transport consultant provided a full response to the issue of traffic flows and cumulative effects and no objections were raised by the Scientific Team.
- In order to reduce vehicle speeds and improve security in the store car park in the evenings, the applicant would install retractable bollards at the site entrance, which would be closed when the store is closed to trading and install an ANPR car park control system to allow 90 minutes of parking.

Mr Simon Plumb spoke of behalf of the applicant.

It was proposed by Councillor Knapton and seconded by Councillor Baker that planning permission be granted.

Resolved

It was unanimously agreed that planning permission be GRANTED subject to the prior completion of a Section 106 agreement and subject to the conditions detailed in the report

206 22/01401/MOUT- Hybrid Planning Application comprising: 1) Outline planning application for residential planning permission for up to 110 dwellings 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 on land west side of Malton Road, Pickering

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

- 1) Outline planning application for residential planning permission for up to 110 dwellings 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 as shown outlined in green on Plan Ref. DJB4 on land west side of

Malton Road, Pickering, North Yorkshire.

The application was returned to Committee for determination following the deferral at the meeting held on 19 June 2025 to allow Officers to undertake further consultation with Yorkshire Water (YW) and the Lead Local Flood Authority (LLFA) in relation to surface water drainage and sewerage capacity.

The Senior Planning Officer advised Members of recently received correspondence

- 1) Late representation from member of the public (circulated to members).
- 2) The Agent's response to this late representation which was that YW has a statutory obligation to provide the required sewerage disposal capacity to meet the requirements of the development as that development takes place.
- 3) A further consultation response from YW (17/09/25) which states:

Yorkshire Water Services (YWS) acknowledges that this application relates to a strategically allocated housing site as identified in the Ryedale Plan – Local Plan Sites Document (2019) and is supportive of the proposal. However, we note that the existing network and treatment facilities have limited capacity, and additional flows may adversely affect the normal operation of the receiving network and Wastewater Treatment Works (WWTW).

To address this, YWS recommended the following condition:

No development shall take place until details of the proposed means of foul water disposal for the entire site—including any balancing works, off-site works, and phasing of the required infrastructure—have been submitted to and approved by the Local Planning Authority. No buildings shall be occupied or brought into use until the approved foul drainage works are completed.

(To ensure that no foul water discharges occur until suitable disposal arrangements are in place.)

The Council may wish to consider the viability of this condition in light of recommended condition 25 in the committee report and amend accordingly if necessary.

In light of the further YWS response, the Principal Planning Officer set out updates to the recommendation as follows:

- Amend condition 25 in the report to delete the words “foul and” from the first sentence and impose an additional condition as worded in the YWS response dated 17/09/25.
- Seek delegated authority from the Committee in inform the applicant of the intention to impose the “pre-commencement” condition recommended by YWS.

Mrs Trish Holgate and Mrs Carolyn Flynn spoke to object to the application.

Members discussed a number of matters including:

- The proposed access to the site and the potential for an increase in queuing traffic in the vicinity.
- The capacity for foul water disposal in Pickering and the latest information received

- from Yorkshire Water.
- The relationship of any future development with the established bungalow properties on Pool Court.
- The speed limits on Malton Road.

Councillor Joy Andrews proposed and Councillor Michelle Donohue-Moncrieff seconded that planning permission be granted subject to additional and amended conditions in relation to the location of the bungalows along the boundary of Pool Court, foul water disposal and delegation be given to officers to determine the application.

Resolved

It was unanimously agreed that Members were minded to grant planning permission subject to the completion of a Section 106 legal agreement with terms as detailed in the report and the addition and amendment of conditions in relation to the location of the bungalows along the boundary of Pool Court and for foul water disposal and delegation be granted to the Head of Development Management – Community Services to determine the application.

207 Any other items

There were no items of urgent business.

208 Date of next meeting

The date of the next meeting was confirmed as 16 October 2025.