

# North Yorkshire Council

## Richmond (Yorks) Area Planning Committee

Minutes of the meeting held on Thursday, 19 February 2026 commencing at 10.00 am.

Councillor David Webster in the Chair. plus Councillors Heather Moorhouse, Kevin Foster, David Hugill, Karin Sedgwick, Angus Thompson and Steve Watson.

Officers present: Fiona Hunter, Development Management Team Manager, Elizabeth Walker, Principal Planning Officer, Vicky Davies and Edward Maxwell, Senior Democratic Services Officers .

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

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#### 33 Apologies for Absence

There were no apologies received.

#### 34 Minutes for the Meeting held on 10 December 2025

The minutes of the meeting held on Thursday, 10 December 2025 were confirmed and signed as an accurate record.

#### 35 Declarations of Interests

There were no declarations of interest.

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### Planning Applications

The Committee considered reports of the Head of Development Management – Community Development Services relating to applications for planning permission. During the meeting, Officers referred to additional information and representations which had been received.

In considering the reports of the Head of Development Management – Community Development Services, regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations.

Where the Committee granted planning permission in accordance with the recommendation in a report this was because the proposal is in accordance with the development plan, the National Planning Policy Framework or other material considerations as set out in the report unless otherwise specified below.

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#### 36 ZB25/00840/OUT - Outline application with some matters reserved (considering

**access) for up to 55 dwellings with associated access including compensatory allotment provision and car park on land west of Allotment Gardens, Great Ayton, North Yorkshire**

Considered :-

The Head of Development Management – Community Development Services sought determination of an outline planning application for up to 55 dwellings and compensatory allotment provision on land west of Allotment Gardens, Great Ayton. The application was referred to Planning Committee due to it raising significant material planning considerations comprising: principle of development; impacts on the landscape and the settlement's setting/character; and highway safety and connectivity.

An update was provided confirming the addition of an NHS Integrated Care Board contribution within the Section 106 and the removal of a cycleway contribution as it was not considered necessary to make the development acceptable in planning terms and could be covered by CIL in future years .

Mr Stuart Laycock, spoke objecting to the application.

Councillor David Kirk, spoke on behalf of Great Ayton Parish Council, supporting the application.

The applicant, Mr James Holmes spoke in support of the application.

During consideration of the above application, the Committee discussed the following issues:-

- Impact of development on nearby properties and potential height restrictions.
- Affordable housing need within the village, especially for young families.
- Existing schools had capacity.
- Highways safety and compliance.
- Relationship of the site to the existing built form.
- Conditions included within the report.
- Importance of adhering to the National Planning Policy Framework to avoid appeal risks.
- Clarifications regarding Section 106 health contributions.

The Decision -

That the Committee are MINDED TO GRANT planning permission subject to there being no objections from Natural England and the conditions detailed in the Committee report and prior completion of a Section 106 agreement as set out in the report and supplementary report.

Voting Record

A vote was taken and the motion was declared carried unanimously.

- 37 ZD25/00708/FULL - Full planning permission for public art in Catterick Garrison, including two art commissions designed to enhance the public's experience of the town at Coronation Park, Richmond Road, North Yorkshire.**

Considered :-

The Head of Development Management - Community Development Services sought determination of a planning application for public art to include two public art commissions designed to enhance the public's experience of the town at Coronation Park, Richmond Road, Catterick Garrison. The application was outside the current scheme of delegation as it was a North Yorkshire Council application.

During consideration of the above application, the Committee discussed the following issues:-

Members noted:

- Funding provided through the Levelling Up Fund.
- Importance of enhancing public realm in a major regeneration project.
- Comparisons to other public artworks, noting long-term community value.
- Potential opportunities for future engagement with local groups.
- That the committee was considering the planning application, not artistic merit.

The Decision -

That planning permission be GRANTED subject to conditions detailed in the Committee report.

#### Voting Record

A vote was taken and the motion was unanimously declared carried.

### **38 Any other items**

There were no urgent items of business.

### **39 Date of Next Meeting**

Thursday, 12 March 2026 at 10.00am at County Hall, Northallerton / Mercury House, Richmond.

The meeting concluded at 10.50 am.