

# North Yorkshire Council

## Thirsk and Malton Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 20 June, 2024 commencing at 10.00 am.

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

Officers Present: Jill Thompson, Alpha Love-Koh, Nicki Lishman and Eleanor Hardie.

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

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### **100 Apologies for absence**

There were no apologies for absence.

### **101 Minutes for the meeting held on 23 May 2024**

The minutes of the meeting held on 23 May 2024 were confirmed and signed by the Chair as a correct record.

#### **Voting record**

Carried by general affirmation.

### **102 Declarations of interests**

Councillor Caroline Goodrick declared a personal interest in item 4 as she was a Member of the Howardian Hills National Landscape Joint Advisory Committee and Oswaldkirk falls within the boundary of the Howardian Hills National Landscape.

### **103 ZE24/00344/FUL - Change of use of existing open space/playground to form additional domestic curtilage to Mulberry House to include erection of a greenhouse and formation of tennis court with 2.75 metre high fencing and change of use of equivalent area of agricultural land to form public open space/playground for community use adjacent to Oswaldkirk Village Hall to include play equipment, timber shed, pergola and site landscaping at OS Fields 4490 and 4090, York Road, Oswaldkirk**

The Head of Development Management – Community Development Services sought determination of a planning application for the change of use of existing open space/playground to form additional domestic curtilage to Mulberry House. To include erection of a greenhouse and formation of tennis court with 2.75 metre high fencing and change of use of equivalent area of agricultural land to form public open space/playground for community use adjacent to Oswaldkirk Village Hall. To include play equipment, timber shed, pergola and site landscaping at OS Fields 4490 and 4090, York Road, Oswaldkirk.

The application was reported to the Area Planning Committee for determination as it was considered that the number of letters of representation received raised material planning

issues including the principle of development, landscape and heritage impacts and neighbouring amenity.

Presenting the report, the officer drew Members attention to:

- The location of the proposed playing field and its proximity to the village hall
- Better and safer access for users
- The proximity of the proposed new community facility to the village hall, which it was hoped would help sustain the village hall and provide wider benefits to the community

Several objections had been received in relation to neighbouring amenity and it was acknowledged that such a facility may cause noise and disturbance.

Consideration had been given to the position of the play equipment within the site, which would be cited in the southwest corner, the furthest point from residential properties. The North Yorkshire Police Designing Out Crime Officer had advised that the site layout plan showed that suitable distances could be achieved and were in line with Fields in Trust guidance.

Substantial planting was proposed to the north-east and eastern boundaries of the site, which would help to mitigate any noise impacts. Given the position of the equipment on the site, together with the proposed landscaping, it was not considered that the development would result in a level of disturbance that would have significant material adverse impacts on neighbouring amenity.

Mike Aherne spoke to represent the Parish Meeting.

Helen Goodman spoke in support of the application.

During consideration of the item, the Committee expressed their support for the application with particular reference to:

- The safety of users on the road to the current site
- Safeguarding concerns, as the current site is very well screened
- The contribution of the proposed site to the viability of the village hall

### **Decision**

That planning permission be GRANTED subject to the conditions listed in the report and the completion of a unilateral undertaking on terms satisfactory to the Local Planning Authority.

### **Voting record**

Unanimous

**104 22/00102/FUL - Change of use of land to a gypsy/traveller site with 4no. family pitches each with 1no static caravan, 1no. touring caravan, 1no. dayroom/amenity block and parking spaces; together with the installation of 1no. bio-disc treatment plant and associated landscaping on land at Cornborough Road, Sheriff Hutton**

It was recommended that, due to a procedural issue, this application be deferred.

### **Decision**

DEFERRED.

**Voting record**

Unanimous

- 105 ZE23/00437/FUL - Change of use of former agricultural building for use as a (small breeds) dog breeding kennel and domestic storage together with an extension to the building to provide toilets and external alterations including the installation of insulated acoustic sheeting to the exterior of the building (part retrospective) and the change of use of agricultural land to dog exercise area.**

It was recommended that, due to a procedural issue, this application be deferred.

**Decision**

DEFERRED.

**Voting record**

Unanimous

- 106 Any other items**

There were no further items of business.

- 107 Date of next meeting**

Thursday, 18 July 2024.