

North Yorkshire Council

Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 15 August, 2024 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair and Councillors Alyson Baker, Lindsay Burr MBE, Sam Cross, Councillor George Jabbour and Nigel Knapton.

Officers present: Jill Thompson, Alpha Love-Koh, Ann Rawlinson, Nicki Lishman, David Walker, Nathan Denman and Connor Harrison.

Apologies: Councillors Joy Andrews and Malcolm Taylor.

Copies of all documents considered are in the Minute Book

114 Apologies for absence

Apologies for absence were received from Councillor Joy Andrews and Councillor Malcolm Taylor, Councillor George Jabbour substituted.

115 Minutes for the meeting held on 18 July 2024

The minutes of the meeting held on 18 July 2024 were agreed and signed by the Chair as a correct record.

Voting record

5 For

116 Declarations of interests

Councillor Alyson Baker declared a personal, non-pecuniary interest in Item 4 as she had been lobbied. Councillor Caroline Goodrick declared a personal, non-pecuniary interest in Items 4, 6, 7 and 8 as she had been lobbied.

117 ZF24/00511/FL - Demolition of existing sports hall and erection of 4 no. Holiday lets and conversion and existing leisure centre buildings to create 5no. Holiday lets, with associated hard and soft landscaping at Hunmanby Hall Sport and Leisure, Hall Park Road, Hunmanby, Filey, North Yorkshire, YO14 0HZ

The Head of Development Management – Community Development Services sought determination of a planning application for the above development at Hunmanby Hall Sport and Leisure Hall, Park Road, Hunmanby.

The application had been brought to Committee for determination following a request by the Ward Member, as it involved the potential loss of a community facility and had generated considerable public interest.

Presenting the report, Officers drew Members' attention to:

- The location of the application site within the grounds of the grade-II* listed Hunmanby Hall and the wider environment
- The design and profile of the proposed development
- Local Plan policies applicable to;
 - the loss of a community facility
 - visitor accommodation and facilities in the countryside
 - the diversification of tourism
- The neutral impact of the development on the conservation area, listed building and scheduled ancient monument to the north of the site.

Cllr Michelle Donohue-Moncrieff, Division Member, raised concerns with the marketing for sale of the property, the impact of the development within the wider context of the site and that Members had not had a site visit.

Morten Schmidt-Hanse spoke to represent the applicant.

It was moved by Councillor Nigel Knapton and seconded by Councillor Lindsay Burr that the item be deferred to allow Members to attend a site visit.

Decision

That the decision be DEFERRED to allow a site visit.

118 ZB24/00145/FUL - Change of use of land for the siting of 5no. holiday lodges, improvements to existing access and associated infrastructure works at Newlyn, Oulston Road, Easingwold, North Yorkshire

The Assistant Director – Community Development sought determination of an application for full planning permission for the change of use of land for the siting of 5 holiday lodges and associated works at Newlyn, Oulston Road, Easingwold.

The application was requested to be determined by the Area Planning Committee following a referral by Cllr Knapton due to the site having a history of dismissal at appeal and a number of material factors.

The application was deferred from the May Planning Committee for further consideration of land levels, a site management plan and the tenure of the proposed lodges.

Presenting the report, the Officer described:

- That the tenure of the units had not yet been decided
- The proposed wider access to the site, shared with the neighbouring property
- Landscaping and lighting of the site
- The drainage scheme to deal with land drainage addressing the differing levels within the site
- The elevations and plans for the lodges
- Landscaping.

Neil Goodrum, spoke to object to the application.

Jon Saddington, spoke on behalf of the applicant.

During consideration of the item, the Committee considered the following matters:

- The dismissal of an appeal by the Planning Inspector in 2016, due to the rural nature of the site
- The lack of details of the proposal design of the lodges
- The quality of the management plan

Decision

That planning permission be REFUSED due to the unacceptable harm to the rural nature of the site, the lack of clarity of the management plan and that the application was contrary to EG8 of the Hambleton Local Plan.

Voting record

Unanimous

Councillor Lindsay Burr left the meeting at 10.52 am.

119 ZE23/01660/MFUL - Change of use of agricultural and equestrian land to allow the siting of 24no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021) at land off Daskett Hill, Sheriff Hutton

The Head of Development Management – Community Development Services sought determination of a planning application for change of use of agricultural and equestrian land to allow the siting of 24no. holiday lodges, 1no. wardens lodge and 1no. reception building with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021) on land at Daskett Hill, Sheriff Hutton.

The application had been referred to the Committee for determination owing to the range of issues raised.

The Chair confirmed that the application before the Committee did not include a shop. This had been included in error on the item description on the agenda front.

Presenting the report, the officer explained:

- That the application was a revised version of a permission granted in 2021 for 16 lodges and 1 reception/shop building
- The location and landscaping of the site
- The addition to the application of warden's accommodation, ensuring an on-site management presence
- The reduction in size and increase in numbers of the proposed units from the original application
- The additional landscaping proposed

Penny Bean, Chair of Parish Council, spoke to object to the application.

Mark Simmonds, agent, spoke on behalf of the applicant.

During consideration of the item, the Committee considered the following matters:

- The positive benefits of having warden's accommodation on the site
- The economic benefits to village facilities with the removal from the application of the onsite shop
- Some concerns regarding the increase in the number of proposed lodges
- Some concerns regarding the possible increase in traffic through the village

Decision

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

Voting record

4 For

1 Against

120 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 pitch and parking spaces, erection 1no. amenity building and installation of 1no bio-disc treatment plant with associated parking and landscaping at land at Cornborough Road, Sheriff Hutton, North Yorkshire

The Assistant Director Planning – Community Development Services sought determination of a planning application for the change of use of land to a four-pitch traveller site.

The application was referred to committee for determination based on the planning issues raised and following deferral of an application to change the use of the land to a traveller site at the meeting of the committee on the 21 March 2024, following the concerns of the committee in relation to the extent of the development across the site and landscape impact. The applicant had amended the scheme and further consultation had been undertaken.

Consideration of the application was also deferred at the June meeting to ensure that the Parish Council was given sufficient time in which to respond to the latest amendments.

Presenting the report, the officer drew Members attention to:

- The removal of the communal amenity building, replaced by four smaller day room buildings
- The applicant's reasons for the requested pitch layout
- The requirements of the development plan, national planning policy and material planning considerations to be weighed in the balance including against the needs assessment for additional pitch provision in the Ryedale area and the personal circumstances of the applicant

John Hamilton spoke to object to the application.

Penny Bean spoke on behalf of the Parish Council.

Trevor Mennell, agent, spoke on behalf of the applicant.

During consideration of the item, Members considered:

- The proposed location of the static caravans
- The location of the proposal outside the village development limits
- The national policy for such developments

- The visual impact of the site from the public right of way

Decision

That planning permission be REFUSED as the proposed development would result in unacceptable harm to the character of the landscape in conflict with policy SP13. The benefits of the development, including the need for additional gypsy and traveller pitch provision and the needs and personal circumstances of the family, were not considered to outweigh the harm to the landscape.

Voting record

Unanimous.

- 121 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.**

The Assistant Director Planning – Community Development Services sought determination of a planning application for the above on land at Cornborough Road, Sheriff Hutton.

The application accompanied the previous application (planning application ref 22/00102/FUL) in the same location which raised a range of planning issues. It was considered that both applications should be considered by the Committee in view of the cumulative issues raised.

Presenting the report, the Officer drew Members' attention to the links with the previous application (22/00102/FUL), in particular the domestic storage space proposed for the existing building on the site and the resulting policy conflict following refusal of application re 22/00102/FUL.

Trevor Mennell, agent, spoke on behalf of the applicant.

Decision

That planning permission be REFUSED due to the element of domestic storage linked to the previous application (22/00102/FUL), which was refused.

The residential storage use was proposed to support the use of the site and adjacent land within the applicant's ownership as a Gypsy and Traveller site. Planning permission for a Gypsy and Traveller site does not exist and as such the proposed use of the building for incidental residential storage was not justified and conflicted with Policy SP1 of the Development Plan, the Ryedale Plan: Local Plan Strategy, which restricts development in this location to that which is necessary to support a sustainable, vibrant and healthy rural economy and communities. The benefits of the development proposed did not outweigh this policy conflict.

Voting record

Unanimous

- 122 Any other items**

There were no items of urgent business.

123 Date of next meeting

Thursday, 19 September 2024.