



## Agenda

- Meeting:** Thirsk and Malton Area Planning Committee
- Members:** Councillors Caroline Goodrick (Chair), Joy Andrews (Vice-Chair), Alyson Baker, Lindsay Burr MBE, Sam Cross, Nigel Knapton, Sanderson and Malcolm Taylor.
- Date:** Thursday, 16 January 2025
- Time:** 10.00 am
- Venue:** Council Chamber, Ryedale House, Malton, YO17 7HH

Members of the public are entitled to attend this meeting as observers for all those items taken in open session. Please contact the named Democratic Services Officer supporting this committee, details below, if you have any queries.

The Council operates a scheme for public speaking at planning committee meetings. Normally the following people can speak at planning committee in relation to any specific application on the agenda:

- speaker representing the applicant,
- speaker representing the objectors,
- parish council representative and
- local Division councillor.

Each speaker has a maximum of three minutes to put their case. If you wish to register to speak through this scheme, please notify Nicki Lishman, Senior Democratic Services Officer by midday on Monday 13 January 2025.

Recording is allowed at Council, committee and sub-committee meetings which are open to the public. Please give due regard to the Council's protocol on audio/visual recording and photography at public meetings. Anyone wishing to record is asked to contact, prior to the start of the meeting, the named democratic services officer supporting this committee. We ask that any recording is clearly visible to anyone at the meeting and that it is non-disruptive.

If you are exercising your right to speak at this meeting but do not wish to be recorded, please inform the Chairman who will instruct anyone who may be taking a recording to cease while you speak.

You may also be interested in [subscribing to updates](#) about this or any other North Yorkshire Council committee.

## Business

1. **Apologies for absence**
2. **Minutes for the meeting held on 19 December 2024** (Pages 3 - 8)
3. **Declarations of interests**  
All Members are invited to declare at this point any interests, including the nature of those interests, or lobbying in respect of any items appearing on this agenda.
4. **ZE24/04403/MFUL - Construction of office building with associated workshop and vehicle storage space (Class E) along with external site compound, covered cycle storage building and associated accesses, car parking and landscaping at land south of Riccal Drive, Helmsley** (Pages 9 - 42)  
Report of the Assistant Director Planning – Community Development.
5. **ZB23/02504/FUL - Change of use of land, for the siting of holiday homes and a wardens home at field north of Moor Lane, Thornton le Beans, North Yorkshire** (Pages 43 - 68)  
Report of the Assistant Director Planning – Community Development.
6. **ZE24/00421/73AM - Variation of conditions of planning approval 15/01451/73AM (18/03/2016) to allow amendments to the layout of the site, design of lodges, removal of public access to the football pitches and amendments to timescales of the submission of details to satisfy conditions at Pickering Showground, Malton Road, Pickering** (Pages 69 - 100)  
Report of the Assistant Director Planning – Community Development Services.
7. **ZE24/07435/73 - Removal of Condition 05 (housing numbers and type) of planning approval 20/00770/OUT (09/12/2020) to delete the self-build limitation relating to the 5no. dwellings at land at Sutton Grange, Langton Road, Norton, North Yorkshire** (Pages 101 - 122)  
Report of the Assistant Director Planning – Community Development.
8. **Any other items**  
Any other items which the Chair agrees should be considered as a matter of urgency because of special circumstances.
9. **Date of next meeting**  
Thursday, 20 February 2025 at 10.00am.

Members are reminded that to expedite business at the meeting and enable Officers to adapt their presentations to address areas causing difficulty, they are encouraged to contact Officers prior to the meeting with questions on technical issues in reports.

### Agenda Contact Officer:

Nicki Lishman, Senior Democratic Services Officer  
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Wednesday, 8 January 2025