

# North Yorkshire Council

## Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 17 April 2025 commencing at 10.00 am.

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

Officers present: Nicki Lishman - Senior Democratic Services Officer, Peter Jones - Development Manager, North and Catriona Gattrell, Head of Legal (Property, Planning and Environment).

Apologies: Councillors Joy Andrews and Nigel Knapton

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

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### **169 Apologies for absence**

Apologies for absence were received from Councillor Andrews and Councillor Knapton, Councillor Jabbour substituted.

### **170 Minutes for the meeting held on 20 March 2025**

The minutes of the meeting held on 20 March 2025 were agreed and signed by the Chair as a correct record.

### **171 Declarations of interests**

The Chair made a declaration for the purposes of transparency for Item 4 in that the applicant was a North Yorkshire Councillor known to all members of the Committee.

### **172 ZB24/01642/FUL - Demolition of existing buildings, extension of bank for retail use, construction of two flats and signage at former Barclays building, 24 Market Place, Thirsk**

The Assistant Director Planning – Community Development Services sought determination of the above application which had been deferred by the Planning Committee held on 20 March 25.

This was to allow officers to discuss the following matters with the agent that were identified by Councillors as requiring further attention.

- Compliance with Nationally Described Space Standards (NDSS)
- The proposed materials
- The orientation of the proposed flats.

The officer's presentation provided responses to each of the concerns raised at the previous meeting of the Planning Committee as follows:

- NDSS - updated plans were provided which demonstrated compliance with the NDSS, with the figures for each flat clearly shown within the plans. The scale of the flats had been slightly increased to show an increase above NDSS of approx. 10% for Flat 1 and 9% for Flat 2. The flats are now considered to comfortably exceed NDSS.
- Signage, doors and windows - amendments to the scheme were provided with regard to signage, doors and windows. The signage on the Market Place elevation now consists of a single, dark green fascia featuring the company's name. To the rear, facing Chapel Street, window materials have been changed from aluminium to wood and the doors to the flats and the shop fire escape was to be painted, timber doors in a panelled design.

It was considered that the windows and doors were more sympathetic to the surrounding area. The signage could be more properly examined during an advert application.

- Orientation - altering the orientation of the residential portion of the flats was discussed with the agent, who stated that the particular layout of the burgage plot would limit the deliverability of the scheme and that re-orientation of the flats to more properly reflect the character of the burgage plot would have the following impacts:
  - A loss of amenity for the flats as their main windows would be a small distance from adjoining buildings.
  - A conflict of use as deliveries for the shop would be made across the front of the flats.
  - A loss of floor area for the shop, which would affect the viability of the proposal.

Officers remained of the view that less-than-substantial harm remained due to the scale, massing and form of the extension and, due to the weight afforded to the heritage asset (the Conservation Area) by both national and local planning policies, this was not entirely balanced out by the economic and social benefits to be derived from the proposal.

Councillor Gareth Dadd, Division Member spoke in support of the application.

Mr Dan Gracy, agent, spoke in support of the application.

During debate Members were satisfied that their concerns had been addressed and were cognisant of the importance of economic value of investment in the town. They felt that the economic benefits outweighed the perceived harm to the conservation area.

Councillor Lindsay Burr proposed and Councillor Alyson Baker seconded that the application be approved.

The Solicitor advised that, as the officer recommendation was for refusal, no conditions were listed in the officer report. Members could propose that they were minded to approve the application and delegate the decision to officers after finalising conditions.

The officer confirmed that it was likely that the conditions would be as standard, covering, amongst other things, materials, plans, layout and drainage details

## **Decision**

That Members were unanimously minded to approve the application and to delegate authority to officers to determine the application subject to the appropriate conditions.

Councillor Dadd left the meeting.

**173 ZB25/00435/FUL - Proposed upper storey en-suite bedroom extension to be constructed above an existing single storey rear residential annexe at Annexe One at The Old Black Bull, Thormanby, North Yorkshire**

The Assistant Director Planning – Community Development Services sought determination of an application for full planning permission for a proposed first floor extension to be constructed above an existing single storey rear residential annexe.

The application was considered appropriate to be determined by the Planning Committee as the applicant was the partner of a Member of the Council, who resided at the property.

The officer's presentation detailed an overview of the site location, highlighting the proximity of the neighbouring Grade 2 listed building. The officer assured the committee that no harm was found in relation to the listed building and confirmed that the proposed extension would not impact the residential amenity or overshadow the neighbouring property due to its location on the northern side of the site.

The officer confirmed that the site was for residential purposes only and that the proposal was considered satisfactory in terms of residential amenity and the setting of the listed building.

Members expressed their support for the application.

Councillor Alyson Baker proposed and Councillor Lindsay Burr seconded that the application be approved.

**Decision**

It was unanimously agreed that permission be granted subject to the conditions listed in the report.

**174 Any other items**

There were no other items of business.

**175 Date of next meeting**

The date of the next meeting was confirmed as 15 May 2025.