



TITLE OF CONSULTATION: PLANNING APPLICATION DECISIONS

OFFICER REQUESTING: GARY HOUSDEN. HEAD OF PLANNING AND REGULATORY SERVICES

1.0 PURPOSE

1.1 To determine four planning applications following the consultation meeting of the members of the Planning Committee held on the 9 June 2020.

2.0 RECOMMENDATION(S)

2.1 It is recommended that the following applications are determined as follows:

- (i) Item 1. Item 1 was withdrawn from the agenda and was not considered.
- (ii) Item 2. 19/01254/MFUL – Swallows Barn, Church Lane, East Heslerton.
Approval subject to conditions outlined in the Officer report and with the inclusion of a condition preventing the burning of manure waste
- (iii) Item 3. 19/01406/FUL – Buildings at Station Road, Ganton
Approval subject to conditions outlined in the Officer report.
- (iv) Item 4. 20/00033/FUL – Studley House Farm, 67 Main Street, Ebberston
Approval subject to conditions outlined in the Officer report
- (v) Item 5. 20/00326/HOUSE – 1 Russett Road, Malton
Approval subject to conditions outlined in the officer report

3.0 REASON FOR RECOMMENDATION(S)

3.1 The process for determining those planning applications (which would otherwise be determined by the planning committee) under Urgency Powers has been agreed.

3.2 In order to inform the determination of applications, a consultation meeting of the members of Planning Committee was held at 6.00pm on 9 June 2020. Four applications were considered by the members of Planning Committee during the virtual meeting. The members that participated in the meeting were as follows:

Councillor Burr (Sub)
Councillor Cleary
Councillor Frank (Sub)
Councillor Goodrick (Chair)
Councillor Graham
Councillor Keal (Sub)
Councillor Mackenzie
Councillor Potter
Councillor Riby
Councillor Windress (Vice Chair)

- 3.3 In advance of the consultation meeting, hard copies of officer reports covering each item, site photographs and update papers were distributed to every councillor attending the meeting. All applicants and third parties were also informed of the decision making process under urgency powers in advance of the virtual meeting and were asked to submit any further representations before 11.00 am on the 9 June 2020.
- 3.4 Further written representations were received in relation to the following items
- Item 3. A written statement from the applicant
 - Item 4. A written statement from the applicant and a written statement from a Neighbour.
- 3.5 The Officer reports, site photographs and the further written representations of applicants and third parties are on the application files.
- 3.7 At the start of the meeting the Chair confirmed the purpose of the meeting, meeting etiquette and her intention that the meeting would be conducted in a way that would closely mirror the consideration of applications at formal meetings of the planning committee. For each application this included: a short presentation by officers; representations from applicants and third parties to be read out in full (in lieu of public speaking); questions to officers; debate, followed by a vote for each item.
- 3.8 The outcome of the consultation meeting, which is to be followed by the Chief Executive in determining the applications is as follows:

	Item 2 19/01254/MFUL	Item 3 19/01406/FUL	Item 4 20/00033/FUL	Item 5 20/00326/HOUSE
Officer Recommendation	Approval subject to conditions listed in the officer report	Approval subject to conditions listed in the officer report	Approval subject to conditions listed in the officer report	Approval subject to conditions listed in the officer report
Moved	Approve Cllr Burr	Approve Cllr Burr	Approve Cllr Burr	Approve Cllr Burr
Seconded	Cllr Cleary	Cllr Cleary	Cllr Cleary	Cllr Cleary
Vote				
Cllr Burr	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Cleary	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Frank	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Goodrick	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Graham	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Keal	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Mackenzie	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Potter	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Riby	Approve/For	Approve/For	Approve/For	Approve/For
Cllr Windress	Approve/For	Approve/For	Approve/For	Approve/For
	10 For approval Unanimous	10 For approval Unanimous	10 For approval Unanimous	10 For approval Unanimous

- 3.9 The members of the meeting unanimously voted to approve all items in line with the officer recommendation.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks associated with the recommendations. The recommendations are made taking into account planning decision making principles, including the policies of the development plan and material planning considerations. The Council's agreed process under urgency powers has been followed.

5.0 IMPLICATIONS

5.1 The following implications have been identified:

- a) Financial
Not applicable
- b) Legal
The Council's agreed process under urgency powers has been followed
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)
There are no other specific implications associated with the recommendations.

Supporting documents to planning applications are available on the Council's [planning portal](#). Please note that any documents not currently accessible online due to the covid-19 public health emergency will be made available as soon as possible.

Relevant documents for the applications considered in this decision notice are as follows:

Item 1: N/A

Item 2: Officer report, application supporting material, consultation responses
<https://planningregister.ryedale.gov.uk/caonline-applications/simpleSearchResults.do?action=firstPage>

Item 3: Officer report, application supporting material, consultation responses, Statement from the applicant. <https://planningregister.ryedale.gov.uk/caonline-applications/simpleSearchResults.do?action=firstPage>

Item 4: Officer report, application supporting material, consultation responses, Statement from Neighbour and Statement from applicant
<https://planningregister.ryedale.gov.uk/caonline-applications/simpleSearchResults.do?action=firstPage>

Item 5: Officer report, application supporting material, consultation response
<https://planningregister.ryedale.gov.uk/caonline-applications/simpleSearchResults.do?action=firstPage>

6.0 MONITORING OFFICER ADVICE

Consultation has been undertaken with the Planning Committee Chair and its members, as agreed under the approved process for dealing with planning applications under urgency powers, which would normally have gone to Committee. Consultation is now required with the Leader.

7.0 CONSULTATION RECORD

According to the Constitution, under urgency powers, decisions usually taken by the Council and its committees are taken by the CEO following consultation with the appropriate elected members.

The appropriate elected members are:

- The Leader of the Council
- The Chair of the appropriate committee, for matters relating to that specific committee¹
- Relevant Ward member(s), if any, for matters of particular relevance to that ward²

Name of consultee	Cllr Duncan – Leader of Council
This is agreed as the decisions reflect the outcome of the consultation planning meeting.	
Date consultation completed	12-06-20

8.0 DECISION

Decision of the CEO based on consultation	The recommendations are agreed.
Date	12-06-20

¹ “Chairman of the appropriate Committee” refers to committee specific matters and does not mean that all Committee Chairs will be consulted on everything

² “Relevant Ward Member(s), if any” refers to ward specific matters and does not mean that all Members will be consulted on everything