

North Yorkshire Council

Thirsk and Malton Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 19th October, 2023 commencing at 10.00 am.

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

Officers Present: Alpha Love-Koh, Solicitor Jill Thompson, Manager for Planning and Development, Niamh Bonner, Senior Planning Officer, Alan Goforth, Senior Planning Officer, Nathan Puckering, Senior Planning Officer, Ann Rawlinson Development Manager and Lily Hamilton Democratic Services Officer.

Apologies: Lindsay Burr MBE.

Copies of all documents considered are in the Minute Book

35 Apologies for Absence

Apologies noted (see above).

36 Minutes for the Meeting held on 20 July 2023

The Minutes of the meeting held on Thursday 20 July 2023 were confirmed and signed as an accurate record.

37 Declarations of Interests

Councillor Caroline Goodrick declared an interest in item 6 as a member of Pickering Internal Drainage Board and a member of the Howardian Hills Area of Outstanding Natural Beauty Joint Advisory Committee however as there is no financial interest or wellbeing gained relevant to this application she could speak and vote on this item.

38 ZB23/01194/FUL - Construction of 4 No. bungalows including creation of new vehicular access

Considered:

The Assistant Director Planning – Community Development Services sought determination of a planning application for construction of 4 No. bungalows including creation of new vehicular access at: OS Field 2211, South Back Lane, Tollerton, North Yorkshire.

The applicants agent, Richard Irving, spoke in support of the application.

During consideration of the above application, the committee discussed in summary the following issues:

- The importance of bungalows in the creation of smaller dwellings.

- The increased traffic on the single track highway.
- Drainage concerns.
- Root protection of the mature trees covered by the Tree Preservation Order.

The decision:

That planning permission be granted subject to the additional conditions proposed in the update list.

Voting Record

A vote was taken, and the motion was carried with 5 votes for and 1 abstention.

Amended Conditions

Condition: Prior to works commencing, a scheme outlining how the trees to the north of the site subject to Tree Preservation Order's shall be protected during construction shall be submitted in writing to and approved by the Local Planning Authority. The approved details shall be implemented in full and remain in place for the construction phase of the development.

Reason: To ensure no harm arises to trees protected by Tree Preservation Order in accordance with Policy E3 of the Hambleton Local Plan.

Condition: The hedgerow which fronts South Back Lane and extends along the western boundary of the site (within the red line boundary) shall be retained to a minimum height of 1.5m above existing ground level in perpetuity, except for the section which is required to be removed to implement the approved access.

Reason: In order to protect the character and appearance of the surrounding area in accordance with Policy E1 of the Hambleton Local Plan.

Condition: Above ground construction shall not be commenced until details of any boundary walls, fences or other means of enclosure for all parts of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policy E1 of the Hambleton Local Plan.

39 23-00196-MOUT - Outline application for the erection of 19 No. dwellings with associated highways and drainage works

Considered:

The Assistant Director Planning – Community Development Services sought determination of a planning application for outline application for the erection of 19 No. dwellings with associated highways and drainage works – access scale and layout to be considered (site area 0.89 ha) on land at Keld Head Road, Kirkbymoorside.

During consideration of the above application, the Committee discussed the following issues:

- The obscure glazing on plots 3&4.
- The scale of the buildings in plots 1-4
- Road construction plans.
- The placement of affordable units within the proposed site.

The decision:

That planning permission be granted subject to a condition to provide acceptable levels of residential amenity for the occupants of plots 3 & 4 and Keld Head bungalow in respect of the use of obscure glazing to be agreed by officers in consultation with the Chair.

Recommended Condition:

Obscure glazing (Plot 3 & 4)

38. Any first-floor windows in the rear (north-east) facing elevations of dwellings in plots 3 and 4 (as shown on drawing ref. PL_001 Rev B) shall be permanently obscure glazed with glass of Pilkington Level 5 obscuration or equivalent and shall be top hung or fixed (non-opening). The obscure glazing and agreed means of opening shall be retained for the lifetime of the development.

Councillor Cross left the meeting following the conclusion of this item.

40 23/00197/FUL - Change of use of land for the sitting of 6No. shepherds huts for use as holiday accommodation

Considered:

The Assistant Director Planning – Community Development Services sought determination of a planning application for change of use of land for the sitting of 6 No. Shepards huts for use as a holiday accommodation in connection with the existing public house extension to existing car parking area to service the shepherds’ huts including installation of 2 No. EV charging points, erections of 1 No. Bicycle store and associated landscaping including mounded banks and excavation of pond.

The applicant’s agent, Diane Baines spoke in support of the application.

Martyn Lewis spoke objecting to the application.

During consideration of the above application, the Committee discussed the following issues:

- The noise generated by the EV charging units.
- Light pollution created.
- The overflow of water into the Beck.
- The importance of pubs as focal points in the community.

The decision:

That planning permission be granted subject to conditions detailed in the committee report and amendment to conditions as set out below.

Voting record

A vote was taken and the motion was declared unanimously.

Amended Conditions

Condition 08 (Lighting) – The condition shall be amended to include the wording that the 6no. lights proposed on the 6no. Shepherd Huts must be PIR only. The proposed condition now reads as the following:

The external lighting hereby approved shall be limited to the details submitted to the LPA within the Proposed Site Plan (Drawing no. 02 Rev H.) All lighting shall be installed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The 6no. lights approved for use on the exterior of the Shepherd Huts hereby approved shall be PIR controlled only.

Reason: To protect the character of the area in accordance with SP13 and SP20 of the Local Plan Strategy.

Members have requested Officers seek further information/clarification on the following points before decision is issued:

Officers must check that the drainage plan is correct in terms of a satisfactory pond outfall to the beck given the site levels. This will be checked through further consultation with the planning agent and their drainage consultant.

Officers must be satisfied, either before granting of permission or as part of the discharge of Condition 14 (EV Charging Points) that the specification of any approved EV charging device relates to a 'fast' charger, rather than a 'rapid' charger, to prevent noise intrusion. If this is agreed prior to the grant of planning permission, the approved specification will be specifically conditioned within the wording of the condition, or this aspect is to be considered as part of a discharge of conditions, this requirement for the proposed units to be 'fast' chargers and not a 'rapid' chargers will be included by way of an informative.

41 Any other items

There were no urgent items of business.

42 Date of Next Meeting

Thursday 16 November 2023 – Ryedale House, Malton