

North Yorkshire Council

Thirsk and Malton Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 18 January, 2024 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair, plus Councillors Joy Andrews, Alyson Baker, Lindsay Burr MBE, Nigel Knapton and Malcolm Taylor.

Officers Present: Alpha Love-Koh, Alan Goforth, Nicki Lishman and Jill Thompson.

Apologies: Sam Cross.

Copies of all documents considered are in the Minute Book

59 Apologies for absence

Apologies for absence were received from Councillor Sam Cross.

60 Minutes for the meeting held on 21 December 2023

The minutes of the meeting held on 21 December 2023 were confirmed and signed as an accurate record.

61 Declarations of interests

Councillor Caroline Goodrick declared a non-pecuniary and non-prejudicial interest in Item 4 as she knew the applicant and the agent and a similar interest in Item 5 as she knew the applicant personally.

Councillors Joy Andrews, Alyson Baker and Lindsay Burr declared a non-pecuniary and non-prejudicial interest in Item 5 as they knew the applicant personally.

Planning Applications

The Committee considered reports of the Assistant Director Planning – Community Development Services relating to applications for planning permission. During the meeting, Officers referred to additional information and representations which had been received.

Except where an alternative condition was contained in the report or an amendment made by the Committee, the condition as set out in the report and the appropriate time limit conditions were to be attached in accordance with the relevant provisions of Section 91 and 92 of the Town and Country Planning Act 1990.

In considering the report of the Assistant Director Planning – Community Development Services regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations. Where the Committee deferred consideration or refused planning permission the reasons for that decision are as shown in the report or as set out below.

Where the Committee granted planning permission in accordance with the recommendation in a report this was because the proposal is in accordance with the development plan, the National Planning Policy Framework or other material considerations as set out in the report unless otherwise specified below. Where the Committee granted planning permission contrary to the recommendation in the report the reasons for doing so and the conditions to be attached are set out below.

62 ZE23/05729/MFUL - Application for the erection of 26no. dwellings comprising 12no. two bedroom dwellings, 11no. three bedroom dwellings, 2no. four bedroom dwellings and 1no. one bedroom dwelling with associated access road, landscaping and parking on land east of The Balk, Slingsby, Malton

The Assistant Director Planning – Community Development Services sought determination of a planning application for the erection of 26no. dwellings comprising 12no. two bedroom dwellings, 11no. three bedroom dwellings, 2no. four bedroom dwellings and 1no. one bedroom dwelling with associated access road, landscaping and parking on land east of The Balk, Slingsby, Malton.

The application was reported to the Area Planning Committee for determination because it was considered that significant planning issues had been raised.

Presenting the report, the planning officer referred to representation from the occupier of Holly Cottage, Church Lane, Slingsby, which was published with the late pages and objected to the application.

Mr Tim Warings, representing neighbouring property owners, spoke to object to the application.

Councillor Fiona Farnell, Chair of Slingsby, Southolme and Fryton Parish Council spoke to object to the application.

James Ellis, representing the applicant, spoke in support of the application.

During consideration of the application, the Committee discussed the following issues;

- The planning application for the proposed development to the east of the site
- Concerns regarding access to the proposed development to the east of the site
- Concerns regarding the consistency of design of the proposed development to the east of the site. The planning officers assured Members that they had authority to ensure that there was consistency across the two developments
- The condition and protection of the trees within the conservation area to the west of the site

Decision

That planning permission be GRANTED subject to the conditions detailed in the Committee report and the addition of an amendment to the conditions to consider the timing of maintenance works to the trees.

Voting record

5 For

1 Abstention

The Chair allowed a 5 minutes break at 11.00 am

63 ZE23/06139/FUL - Application for the change of use of the cottage at the public house from managers/owners accommodation to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area on land at The Blacksmiths Arms PH, Main Street, Flaxton

The Assistant Director Planning – Community Development Services sought determination of a planning application for the change of use of The Cottage at the public house from managers/owner’s accommodation to form a completely separate three-bedroom dwelling independent of the public house with its own parking and amenity area on land at Blacksmiths Arms PH, Main Street, Flaxton.

The application was reported to the Area Planning Committee for determination because it was considered that significant planning issues had been raised.

Presenting the report, the planning officer confirmed that there were no updates to the published report.

Councillor Ian Craven, representing Flaxton Parish Council, spoke to object to the application.

Claire Docwra, the applicant, spoke in support of the application.

During consideration of the application, the Committee discussed the following issues;

- The impact of the application on the registration of The Blacksmiths Arms as an Asset of Community Value (ACV) which applied to the whole building. Officers confirmed that the ACV would remain in place, until its expiration date or until the property owner applied to amend the ACV
- The impact of the application on the future use and financial viability of the public house

Decision

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

Voting record

Unanimous

64 Any other items

There were no items of urgent business.

65 Date of next meeting

15 February 2024.

The meeting closed at 11.57am.