

North Yorkshire Council

Thirsk and Malton Area Constituency Planning Committee

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

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

Officers Present: Alpha Love-Koh, Ann Rawlinson, Nicki Lishman and Aisling O'Driscoll.

Copies of all documents considered are in the Minute Book

108 Apologies for absence

There were no apologies for absence.

109 Minutes for the meeting held on 20 June 2024

The minutes of the meeting held on 20 June 2024 were confirmed and signed by the Chair as a correct record.

Voting record

Carried by general affirmation.

110 Declarations of interests

There were no declarations of interest.

111 ZB23/02610/FUL - Construction of 11 dwellings at land to the west of Forest of Galtres Anglican Methodist Primary School, Station Lane, Shipton By Beningbrough

The Assistant Director Planning – Community Development Services sought determination of a planning application for 11 dwellings on land to the west of Forest of Galtres Anglican Methodist Primary School, Station Lane, Shipton by Beningbrough.

The application was reported to the Area Planning Committee for determination as it was considered that the proposal raised significant planning issues.

Presenting the report, the Officer drew Members' attention to:

- The Biodiversity Net Gain (BNG) Metric included in the late papers. Further to the BNG information submitted, there was some discussion regarding the low level of gain for habitats. The applicants had indicated that, due to the development being for Affordable Housing and the size of the site, they would struggle to achieve any further net gain for habitats. The Council's Ecologist agreed that it would be difficult to increase the value of the BNG areas through management

and that with the inclusion of the proposed 17 trees, the proposal was reasonable and proportionate.

- That the application met the criteria that a rural exception site must provide 100% affordable housing and would do this in perpetuity
- The green credentials of the development

The Officer confirmed that Conditions 12 – 16 were not part of the Highways Construction Management Plan and apologised for any confusion.

Mark Dutton spoke to represent the applicant.

During consideration of the item, the Committee questioned the Officer in relation to:

- Parking provision as the site is adjacent to the local primary school – the Officer confirmed that no concerns had been raised by the Highways Authority and that current parking restrictions would be unchanged.
- The provision of wheel washing facilities during the construction phase – the Officer confirmed that this was included in the Conditions.
- Whether EV charging points would be available – the Officer confirmed that this would be included as part of Building Regulations.
- Whether any concerns had been raised by the Internal Drainage Board - the Officer confirmed that the proposal was acceptable to the IDB

Members expressed their support for the application, with particular reference to the need for affordable housing in the area.

Decision

That planning permission be GRANTED subject to the conditions listed in the report and the completion of a Section 106 agreement with terms as detailed in Table 1 of the report.

Voting record

Unanimous.

112 Any other items

There were no items of urgent business.

113 Date of next meeting

Thursday, 15 August 2024.