

North Yorkshire Council

Richmond (Yorks) Area Planning Committee

Minutes of the meeting held on Wednesday, 15 January 2025 commencing at 10.10 am.

Councillors David Webster (Chair), David Hugill, Tom Jones (as substitute for Angus Thompson), Heather Moorhouse, Karin Sedgwick, Steve Watson and Kevin Foster.

Officers present: Peter Jones, Development Management Team Manager, Marc Pearson, Planning Officer, Laura Zielinski, Legal Services; and Steve Loach, Democratic Services Officer.

Copies of all documents considered are in the Minute Book

161 Apologies for Absence

Councillor Angus Thompson submitted his apologies with Councillor Tom Jones being his substitute.

162 Minutes for the Meeting held on 12 December 2024

Members considered the minutes of the Planning Committee meeting held on 12 December 2024. An amended copy from those initially provided within the printed pack were circulated, which included a small number of minor amendments. The amended version had also replaced the original document in the published documents.

Resolved:

That the minutes of the meeting held on 12 December 2024, as circulated and published, be signed by the Chair as a correct record.

163 Declarations of Interests

The Chair stated that the applicant was a resident in his electoral Division and he had previously spoken to him in respect of the application

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 conditions 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 reports 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 granted planning permission this was because the proposal was 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.

164. ZB24/02074/FUL - Planning application for the construction of garaging with first floor office/games room/gym accommodation within the curtilage of a dwelling named May-Zac located at the eastern end of Well on the north side of Church Street.

The Assistant Director Planning – Community Development Services sought determination of a planning application for the construction of garaging with first floor office/games room/gym accommodation within the curtilage of a dwelling named May-Zac located at the eastern end of Well on the north side of Church Street.

The application had been referred to the Committee at the request of the Divisional Member.

The Principal Planning Officer highlighted the Officer Update Note which had been circulated to Members and published onto the Council website at item 4a of the agenda pack and highlighted the additional references to paragraph 135 of the NPPF within the main body of the report and within the recommendation.

Advice from the Environment Agency on the flood risk zone status was provided.

A response from the local Parish Council in relation to the application was provided.

It was clarified that the recommendation was for refusal of the application.

The applicant's agent, Mark Ketley of Riseber Consulting, spoke in support of the application.

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

- In terms of the application restricting the visual amenity of the location it was stated that there were a further six dwellings to the east of the application proposal and a Laurel hedge, which would impact on the visual aspect.
- It was clarified that the application site was designated as domestic curtilage.
- Approval of the application would require a suite of conditions to be provided which could be utilised to enhance the current appearance of the location.
- Consideration of existing policies and whether these could be utilised to support the recommendation.
- The response in support of the application from the local Parish Council was clarified.
- There appeared to be a motive for the development to become a residential dwelling or holiday let upon completion which was contrary to the details of the application.
- It was noted that enforcement in terms of the practices already taking place at the location would not be undertaken until planning permission was in place with conditions attached that could be enforced.
- A proposal to approve the application was seconded as this would allow conditions to be applied, including conditions related to landscaping, that would assist in

- controlling the application site and development.
- A previous application for the site was currently under appeal but was of a much larger scale.

It was proposed, and seconded, therefore, that contrary to the recommendation for Planning Permission be minded to be approved, subject to the development of a suite of conditions through delegation to the Assistant Director Planning – Community Development Services as :

1. The development of the application site would not result in the loss of openness and visual amenity that is considered important to the character and appearance of this part of the village and would therefore not fail the requirements of Local Plan policies E1 parts (a), (b) and (c) and E7 parts (b) and (e).

2. The quantum of floorspace proposed together with the siting, scale, form and appearance of the building would not appear incongruous within the context and would therefore not fail the requirements of Local Plan policy E1 parts (a), (b), (c), (l), (m) and (p).

Resolved:-

That Members were **MINDED TO GRANT** the application subject conditions as deemed appropriate by officers with the decision being delegated to the Assistant Director Planning – Community Development Services

Voting record:-

A vote was taken, and the motion was carried as follows:-

5 for
2 against

165 Such other business as, in the opinion of the Chair should be, by reason of special circumstances, considered as a matter of urgency.

There were no urgent items of business.

166 Date of Next Meeting

Thursday, 13 February 2025 at 10.00am at a venue to be confirmed.

The meeting concluded at 11.00 am.