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North Yorkshire Council

Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 20 March 2025 commencing at 10.00 am.

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

Officers present: Connor Harrison - Senior Planning Officer, Peter Jones - Development Manager, North, Nicki Lishman - Senior Democratic Services Officer and Laura Zielinski - Solicitor Lawyer Planning and Environment

Copies of all documents considered are in the Minute Book

163 Apologies for absence

There were no apologies for absence.

164 Minutes for the meeting held on 20 February 2025

The minutes of the meeting held on 20 February 2025 were agreed and signed by the Chair as a correct record.

165 Declarations of interests

There were no declarations of interest.

The Committee considered report(s) 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.

In considering the report(s), 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.

166 ZB24/01642/FUL - Demolition of existing buildings, extension of bank for retail use, construction of two flats and signage at former Barclays building, 24 Market Place, Thirsk

The Assistant Director Planning – Community Development Services sought determination of planning application ZB24/01642/FUL for the above development.

The application was requested to be determined by the Area Planning Committee following

a referral by a Member, due to the balance between the conservation impacts and the economic benefits of the proposal.

The officer's presentation detailed

- the history behind medieval burgage plots where the site was located
- its relationship to the neighbouring properties
- the heritage asset
- the existing and proposed site layout
- the existing and proposed elevations
- the proposed floor plans of the domestic and commercial units
- visual detail of the site within conservation area

The officer discussed the written update note and confirmed the changes to RFR3 and provided a verbal update in relation to a correction in paragraph 10.21 of the report to that 216 of the NPPF should be 212.

The officer advised that the conversations reported in the written update note were informal and no formal response had been received. Officers also confirmed that reference to NPPF should be 'NPPF December 2024 and amended in February 2025.

Councillors asked questions of the officer regarding:

- The size of the domestic properties and whether they met Nationally Described Space Standards (NDSS).
- That the proposed aluminium windows did not suit the conservation area.
- The lack of parking spaces in the application
- The orientation of the domestic properties within the site
- Biodiversity Net Gain. The officer confirmed that the development was exempt

Mrs Donna Bell spoke to object to the application.

Councillor Gareth Dadd spoke as the Division Member

Mr Dan Gracy, agent, spoke in support of the application.

During debate Members considered the size and orientation of the domestic units. Members supported the development of domestic properties within the town centre but were mindful that such properties should be of an appropriate size and quality.

Discussion took place on the demands placed on the availability of the employment opportunities for local residents, the viability of the town centre, the possibility of placing a condition on the type of windows used in the development, the impact of the shop signage in the Market Place and the support for the local economy.

Members queried whether the orientation of the buildings could be changed by 90 degrees. Officers confirmed that NDSS and windows were matters which could be dealt with within the framework of the application but amending the orientation would be a re-design which would attract further consultation.

In addition, Members considered the historic value of the burgage plots and the possibility of overlooking of and by neighbouring properties.

Members were broadly supportive of the principle of the application but they required further information and for the issues previously listed to be addressed.

Councillor Burr wished to propose a deferral however the Chair and the Solicitor were in agreement that this motion had been already moved by Cllr Knapton.

A further motion was moved by Councillor Taylor that Members were minded to grant permission with the decision delegated to officers to deal with the technical aspects but this was not seconded.

The Solicitor advised members to consider deferment in line with the constitution and the Chair clarified that minded to grant could not be deferred. A decision could only be to be minded to grant or to be deferred.

Councillor Knapton proposed and Councillor Burr seconded that the application be deferred to allow the plans to be amended to clearly illustrate the dimensions of the domestic units.

After further discussion the proposal to defer was clarified:

- To allow the plans to be amended to illustrate the dimensions of the domestic units to ensure they meet NDSS.
- For officers to discuss the proposed aluminium windows with the applicant.
- For details to be submitted of the proposed style and type of signage at the front of the property.
- To discuss the proposed orientation of the building with the applicant.

Decision

It was unanimously agreed that Members DEFER the decision for the reasons below:

- To allow the plans to be amended to illustrate the dimensions of the domestic units to ensure they meet NDSS.
- For officers to discuss the proposed aluminium windows with the applicant.
- For details to be submitted of the proposed style and type of signage at the front of the property.
- To discuss the proposed orientation of the building with the applicant.

167 Any other items

There were no other items of business.

168 Date of next meeting

The date of the next meeting was confirmed as Thursday, 17 April 2025.

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