

North Yorkshire Council

Richmond (Yorks) Area Planning Committee

Minutes of the meeting held on Thursday, 13 March 2025 commencing at 10.00 am.

Councillors David Webster (Chair), Kevin Foster, David Hugill, Heather Moorhouse, Karin Sedgwick, Angus Thompson and Steve Watson

Officers present: Fiona Hunter – Development Management, Team Manager, Liam Timmins - Planning Officer, Kate Lavelle, Legal Services; and Christian Brennan and Steve Loach, Democratic Services Officers.

Copies of all documents considered are in the Minute Book

167 Apologies for Absence

There were no apologies for absence.

168 Minutes for the Meeting held on 17 January 2025

Resolved:

That the minutes of the meeting held on 17 January 2025, as circulated and published, be signed by the Chair as a correct record.

169 Declarations of Interests

There were no declarations of interest

Planning Applications

The Committee considered a report of the Head of Development Management – Community Development Services relating to a application 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 report of the Head of Development Management – 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.

170. ZD23/00665/OUT- Outline planning permission (with all matters reserved except access) for the erection of up to 55 no. Residential dwellings at: Land off St Alkeldas Road, Middleham, North Yorkshire

The Head of Development Management – Community Development Services sought determination of a planning application for outline planning permission (with all matters reserved except access) for the erection of up to 55no. Residential dwellings at: Land off St Alkeldas Road, Middleham, North Yorkshire.

The application was brought to the Committee due to raising significant material planning considerations as affordable housing is proposed lower than the Policy requirement.

It was noted that the application had previously been considered by the planning committee on 12 December 2024 with a resolution of 'minded to grant' subject to conditions and S106 agreement. However, there was an error in this previous Committee Report as it wrongly referred to a requirement for an off-site public open space contribution, therefore, the application was brought back to the Committee for a new resolution.

The Planning Officer highlighted the Officer Update Note which had been circulated to Members and published onto the Council website at item 4(a) of the agenda pack. This provided an update on the 5 Year Land Supply and detailed flood maps for Middleham.

Graham Scotchburn Snell spoke objecting to the application.

The Democratic Services Officer read out a statement on behalf of Middleham Town Council broadly in support of the application but which expressed some concerns.

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

- Concern was raised regarding the reduction from the Policy requirement 40% affordable housing to 31% in the proposals. In response it was stated that the current Adopted Local Plan had not been subjected to any review, which the NPPF requires every 5 years. As such, the Policy is considered out of date and less weight was attached by officers in their assessment. It was considered that the level of affordable housing identified for the development was appropriate as a meaningful contribution whilst the timely delivery if approved .
- It was noted that the previous consideration of the application in December 2024 had resulted in the Committee been 'minded to grant' despite the affordable housing proposals been 31%. It was considered, therefore, that the level of affordable housing indicated was reasonable.
- Concern was expressed that Yorkshire Water has not responded to the consultation despite issues relating to drainage in the development location. It was emphasised that the drainage for the site would be controlled through pre-commencement conditions. Members requested that Yorkshire Water be informed of their concern regarding the lack of response to the consultation.

Resolved:-

That outline planning permission be **GRANTED** for the erection of up to 55 dwellings subject to conditions listed in the report and the prior completion of a S106 agreement for affordable housing and on-site public open space.

Voting record:-

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

6 for
1 abstain

171 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.

172 Date of Next Meeting

Thursday, 10 April 2025 at 10.00am at a venue to be confirmed.

The meeting concluded at 10.45 am.