

Public Document Pack

North Yorkshire Council

Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 17 July 2025 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair and Councillors Joy Andrews, Alyson Baker and Nigel Knapton and Janet Sanderson (substitute).

Officers present: Catriona Gatrell, Head of Legal (Property, Planning and Environment), Peter Jones - Development Manager, North, Nicki Lishman - Senior Democratic Services Officer and Gareth Stent – Principal Planning Officer

Apologies: Councillors Lindsay Burr MBE, Michelle Donohue-Moncrieff and Greg White

Copies of all documents considered are in the Minute Book

189 Apologies for absence

Apologies for absence were received from Councillors Lindsay Burr, Michelle Donohue-Moncrieff and Greg White.

190 Minutes for the meeting held on 19 June 2025

The minutes of the meeting held on 19 June 2025 were agreed by general affirmation and signed by the Chair as a correct record.

191 Declarations of interests

On behalf of the full Committee, the Chair indicated that there were no personal or non-pecuniary interests but highlighted that they had been subject to lobbying and were aware of recent coverage in the media regarding the application. The Chair indicated that all members of the Committee had an open mind in respect of the application.

192 ZE24/00112/MFUL - Erection of a retail unit (Class E) with associated car parking, access, hard and soft landscaping and associated works at land north of Commercial Street, Norton, North Yorkshire

The Assistant Director - Planning sought determination of a major planning application for the erection of a retail unit (Class E) with associated car parking, access, hard and soft landscaping and associated works at land north of Commercial Street, Norton, North Yorkshire.

The application had been brought to the Committee as the Council had an interest in the land, which was subject to the application and therefore it was excluded from the scheme of delegation.

The Principal Planning Officer advised the committee that Yorkshire Water had withdrawn their objection to the application following receipt of amended landscape plans and that

Condition 25 would be amended to include reference to Issue PO5.

The officer also referred to a letter sent to Members of the Committee raising concerns regarding the air quality assessment submitted with the application.

The officer's presentation detailed the location and proposed layout of the site, including:

- The landscaping plan, accounting for a Yorkshire Water easement across the northeastern corner of the site
- The relocation of a bus stop on Commercial Street
- The differing levels across the site and beyond

The site was within the Norton Conservation Area and was considered to be in line with the National Planning Policy Framework (NPPF) and Local Plan Strategy.

The Environment Agency was satisfied with flood modelling and surface water capacity on the site, given its location south of the river and withdrew their objection. Additional water attenuation through the drainage scheme from tanks under the car park on site, was to the satisfaction of the Lead Local Flood Authority.

Mr Simon Plumb, applicant spoke in support of the application.

Members had queries on a number of issues.

- The car park did not have any measures to mitigate any antisocial behaviour as experienced in other locations in the committee area.

The officer explained that the swept path analysis for the HGV delivery vehicles and the relatively compact nature of the site did not allow for any mitigation measures. CCTV and a condition on crime prevention were recommended.

- Members were disappointed that solar panels had not been included in the design and the officer offered to raise this with the applicant.
- Members asked for details of the upgrade of the nearby pedestrian crossing required by the local Highway Authority (HA).

It was explained that the detail of the design would not be available until a financial contribution had been made by the applicant to the HA.

- There were concerns about congestion due to the railway crossing and the sequencing of the rights of way on that traffic junction. Congestion may impact on air quality and Members would have preferred to have baseline data on air quality.
- Members asked if the cumulative impact of other proposed/approved developments been factored into the travel assessment. This linked to potential impacts on air quality and Members were concerned that there was no current baseline data.

Officers advised that a condition could be added requiring monitoring of air quality but that may have limited practical benefits.

- Members would have preferred to see a travel plan for deliveries that specified the use of the A64/Brambling Fields junction.

Officers confirmed that the application was subject to CIL and that, as a Neighbourhood

Plan was in place, 25% of that contribution would be available to the community.

Councillor Knapton proposed and Councillor Baker seconded that the decision be deferred.

Resolved

That determination of the application be DEFERRED to:

- Request that the applicant considers the installation of solar panels on the roof of the premises
- Obtain details of how the committed £25,000 would be spent on the upgrade to the existing pedestrian crossing
- Obtain further information on possible impacts on air quality and the potential for the collection of baseline air quality data
- Request that the applicant prepares an amended travel plan for the routing of deliveries, utilising access from the A64 and Brambling Fields
- Request that the applicant undertakes additional transport modelling with reference to queuing traffic
- Applicant considers the car park design to reduce vehicle speeds and its security in an evening

193 Any other items

There were no items of urgent business.

194 Date of next meeting

The date of the next meeting was confirmed as Thursday, 21 August 2025.

This page is intentionally left blank