

North Yorkshire Council

Thirsk and Malton Area Planning Committee

Minutes of the meeting held on Thursday, 21 August 2025 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair and Councillors Alyson Baker, Lindsay Burr MBE, Michelle Donohue-Moncrieff, Nigel Knapton and Steve Mason.

Officers present: Connor Harrison - Senior Planning Officer, Nicki Lishman - Senior Democratic Services Officer, Alpha Love-Koh - Solicitor, Nick Read – Development Management Team Manager and Debby York – Planning Officer.

Apologies: Councillor Joy Andrews

Copies of all documents considered are in the Minute Book

195 Apologies for absence

Apologies for absence were received from Councillor Joy Andrews, Councillor Steve Mason substituted.

196 Minutes of the meeting held on 17 July 2025

Decision

The minutes of the meeting held on 17 July 2025 were agreed and signed by the Chair as a correct record.

Voting record

3 For

3 Abstentions

197 Declarations of interests

There were no declarations of interest.

198 ZB25/00098/FUL - Construction of a new industrial building and associated external works at Compound, Dalton Airfield Industrial Estate, Dalton, North Yorkshire, YO7 3HE

The Head of Development Management sought determination of the construction of a new industrial building and associated external works at Compound, Dalton Airfield Industrial Estate, Dalton, North Yorkshire, YO7 3HE.

The application was brought to the Committee as the development was contrary to the provisions of the Local Plan.

The Senior Planning Officer gave an update that:

- As the recommendation represented a departure from the Local Plan, the Council was required to advertise its intention to deviate from the plan, which it has not yet done.
- No comments had been received from North Yorkshire Council (NYC) Highways who had not responded to the consultation.

If Councillors were minded to approve the scheme, it was requested that the decision be delegated to officers to approve the application with such additional conditions as may be recommended if the Highway Authority was satisfied, along with a legal agreement covering HGV routing and traffic management; or if the Highway Authority objected, to refuse planning permission.

Mr Jamie Moores, spoke on behalf of Topcliffe Parish Council.

During consideration of the proposal Members queried why the site was not included within the developable area in Hambleton Local Plan and asked if it had been considered and if any issues had been raised. Members were very concerned that no response had been received from NYC Highways, specifically with an assessment of the potential additional traffic generated and its impact locally.

Councillor Burr proposed and Councillor Knapton seconded that the application be deferred.

Resolved

That determination of the application be DEFERRED to:

- Obtain comments from NYC Highways
- Obtain details of any proposed traffic plan
- Obtain details of why the area site was not included as an employment site in the Hambleton Local Plan
- Consider whether any planning obligations need to be secured by a Section 106 legal agreement.

Voting record

Unanimous

199 ZF25/00403/RG3 - Demolition of toilet block at Royal Parade, Filey, North Yorkshire, YO14 9JZ, on behalf of North Yorkshire Council

The Head of Development Management sought determination of a planning application for the demolition of toilet block on land at Royal Parade, Filey, North Yorkshire.

The application had been brought to the Committee as the Council was the applicant and the landowner.

During consideration of the item Members queried

- The timescale for the demolition and the building of the replacement facility and requested that efforts be made to ensure that a replacement was available at the start of next year's holiday season.
- If the toilets could be kept open until an application for the demolition and reconstruction of a new facility was received.

Officers explained that the application was for the demolition of the toilet block and did not include details of proposed replacement facilities at the site. The service area had advised that replacement facilities would be provided but had given no timescale for this. It was possible that permission would not be required for any new facility at the site, as this may be allowed under permitted development rights.

Members raised concerns that no comments had been received from the Council's Estates Manager and that no officers from the service area were present at the meeting.

Councillor Burr proposed and Councillor Mason seconded that the application be refused.

Upon being put to the vote the motion was lost.

The Chair proposed and Councillor Donohue-Moncrieff seconded that the application be approved.

Resolved

That planning permission be GRANTED subject to the conditions listed in the report.

Voting record

4 For

2 Abstentions

To note

During consideration of both applications on the agenda Members raised concerns regarding the lack of responses from service areas within NYC to consultation on planning applications.

The Chair agreed that, on behalf of the Committee, they would raise this with the respective directorates to ensure that these concerns were addressed in future.

200 Any other items

There were no items of urgent business.

201 Date of next meeting

The date of the next meeting was confirmed as Thursday 18 September 2025.