North Yorkshire Council

Richmond (Yorks) Area Planning Committee

Minutes of the meeting held on Thursday, 11 June 2026 commencing at 10.00 am.

Councillor David Webster in the Chair. plus Councillors Heather Moorhouse, Kevin Foster, David Hugill, Angus Thompson and Steve Watson.

Officers present: John Worthington, Development Services Manager; Natalie Scholey, Principal Planning Officer; Johnathan Smith, Planning Officer, Jayne Applegarth, Commons Registration Officer; Laura Zielinski, Solicitor; and Vicky Davies, Senior Democratic Services Officer .

Copies of all documents considered are in the Minute Book

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53 Apologies for Absence

Apologies were received from Councillor Karin Sedgewick.

54 Minutes for the Meeting held on 14 May 2026

The minutes of the meeting held on Thursday, 14 May 2026 were confirmed and signed as an accurate record.

55 Declarations of Interests

Councillor Angus Thompson declared an interests in item 5 – application no 20/00007/FUL on the agenda as he had originally called in the application. He stated that he had an open mind and was not pre-determined.

Councillors Angus Thompson and Kevin Foster declared that they had been lobbied in respect of item 4 – application no. 22/00402/OUT in that they had received an email.

56 22/00402/OUT - Hybrid planning application comprising: full planning permission for drive-thru restaurant (Use Class E/sui Generis) and associated access, servicing and landscaping and outline planning permission for an electric vehicle charging facility with all matters reserved at land at Scotch Corner, Middleton Tyas on behalf of McDonald's Restaurants Ltd.

Considered :-

The Assistant Director Planning – Community Development Services submitted a report seeking determination of a planning application for a drive-thru restaurant (use class E/Sui Generis) and associated access, servicing and landscaping on land at Scotch Corner, Middleton Tyas. In addition, outline planning permission was sought for an electric vehicle charging facility with all matters reserved. The application had been brought to Committee due to it raising significant planning issues and public interest. An update report was also

brought to Members' attention in relation to an additional objection.

The drive-thru restaurant included indoor and outdoor seating, a children's play facility and W.C facilities. 55 car parking spaces were proposed including accessible bays, motorcycle and cycle bays and 4 EVC points within the car park with 8 bays future proofed for connection at a later date.

The report stated that officers considered that the proposed drive-thru met the requirements of the NPPF and policy SP5 and SP7 of the Local Plan. Although outside development limits, the scheme would provide job creation and would support the economy. The loss of less than 1ha of grade 3 agricultural land was considered acceptance regarding this application. Approval was recommended subject to conditions and a legal agreement to secure highway improvement works and bio net diversity requirements and a contribution to monitor the Travel Plan.

Consultation responses were summarised in the report.

In accordance with public speaking arrangements at planning committee, the following speakers addressed the committee:

Objecting to the application:

Steve Hill - Objector.

Supporting the application:

Jonathan Wallace, agent for the applicant – in support of the application.

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

- Vehicle capacity in respect of the Scotch Corner junction was questioned but it was noted that National Highways had awareness of when the junction would reach capacity and had not objected to the application, subject to certain conditions being attached.
- Members were reminded that each application had to be considered on its own merits.
- The junction was complex, huge improvements in signage were needed. The committee were informed that much of the road network in that area was the responsibility of National Highways not North Yorkshire's Highway Authority.
- Concern that the roundabout could become gridlocked.
- The extension of the central reservation to prevent vehicles avoiding the roundabout was helpful.
- The proposed development was outside the development limits.
- The safety in respect of pedestrians walking to the drive-thru from Middleton Tyas.

Members were keen to see the proposed development site before they reached a decision and a motion to defer the application to enable the Committee to undertake a site visit was proposed by Councillor Thompson and seconded by Councillor Hugill.

The Decision :-

That planning permission be DEFERRED to enable a site visit to take place and thereafter the application is brought back to committee for determination.

Voting Record

A vote was taken and the motion was declared carried unanimously.

The committee took a comfort break from 10.55am to 11.12am to enable a technical issue to be resolved.

57 20/00007/FUL - Full planning permission for proposed demolition, extension and refurbishment of existing care home to form 36 bed care home with the erection of two-storey care home with associated access and car parking.

Considered :-

The Assistant Director Planning – Community Development Services sought determination of a planning application for full planning permission for the proposed demolition, extension and refurbishment of the existing care home to form a 36 bed care home, together with the erection of a two-storey care home with associated access and car parking at Morris Grange Nursing Home, Middleton Tyas, Richmond.

The planning application was before Planning Committee due to significant material planning considerations in respect of the provision of new care accommodation in the countryside. The Division Member had also referred the application to Committee.

The application was previously granted at Planning Committee on 10 October 2025 subject to the prior completion of a Section 106 agreement and conditions set out in the report. Since then, several issues had arisen which had prevented the application being granted in accordance with the Committee resolution.

The type of care provision had since changed regarding the proposed care provision. Health and Adult Services have since confirmed that the level and type of care originally proposed is not currently in demand. As a result, the applicant now sought to amend the proposed care model to better meet current needs. The erection of a two-storey building comprising 13 units of accommodation were intended for use by persons of any adult age requiring care, rather than as independent residential dwellings.

Members noted that under the Council's Public Participation Scheme, no one had registered to speak in respect of the application.

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

- There had been many challenges with the site and the proposals were welcome.
- The section 106 agreement needed to be tight.
- After significant works to the site over a long period of time it was good to see that the use of the site as a much needed care and supported living accommodation would secure its future.

It was proposed by Councillor Kevin Foster and seconded by Councillor Heather Moorhouse that the application be approved as recommended in the officer's report.

The Decision :-

That planning permission be GRANTED subject to prior completion of a S106 agreement and the conditions as listed is the officer's report as submitted.

Voting Record

A vote was taken and the motion was unanimously declared carried.

58 CA13 032 Application to register land as a town or village green at High Street, Great Broughton, North Yorkshire

Considered –

The Corporate Director of Environment submitted a report seeking registration of land at the High Street, Great Broughton as a village green. The application had been called in to be determined by Committee as there remained an unresolved objection to the registering of the land from the Highway Authority.

Under the provisions of the Commons Act 2006, North Yorkshire Council was a 2014 Commons Registration Authority (CRA) and responsible for maintaining the registers of common land and village greens for North Yorkshire.

An application had been made by Great and Little Broughton Parish Council for the registration of approximately 0.16 hectares of open grass with mature trees and was situated on the Southwest side of the crossroads in the centre of Great Brougton.

One representation was received from the Highway Authority, objecting to the registration of the land on the basis that it was recorded as adopted highway and registration could adversely impact on the Highway Authority's activities.

However, after consideration of the evidence provided, the Highway Authority's objection was not considered relevant as the application did not meet all the criteria set out in relevant legislations and regulations required for it to be granted.

Parish Councillor Cathy Williamson spoke in support of their application.

Division Member Councillor Bryn Griffiths also spoke supporting the application.

The Committee discussed the following points:

- The land had been used for different occasions over the years including the village Christmas tree.
- Acknowledgement that the application did not satisfy the required criteria.
- Because of the mature trees on the land it was, in any event, likely to be preserved from development.
- Important to make decisions that are within the law.

It was proposed by Councillor Watson and seconded by the Chair, Councillor Webster that the application be refused as set out in the Corporate Director's report.

Decision:

That the application is refused on the grounds set out in the Corporate Director's report as submitted.

Voting Record

A vote was taken and the motion was declared carried with 2 for refusal, 1 against refusal and 3 abstentions.

59 Any other items

There were no urgent items of business.

60 Date of Next Meeting

Friday, 10th July at 10am at County Hall, Northallerton / Mercury House, Richmond.

The meeting concluded at 11.52 am.