

**Kirkbymoorside Town Council**  
**Information for meeting on 20 January 2014**

**5. Planning application 13/01314/MOUT by Gladman Developments Ltd - To receive information from Janet Waggot, CEO at RDC, detailing the ramifications of the new application particularly providing clarity on the conflict of the planning history with the adopted Local Plan. The CEO will also answer questions previously submitted by the Council.**

In accordance with instructions received from Janet Waggott, CEO at RDC, the address will comprise a factual presentation regarding the position of the application, the date and location of the Planning Committee. Ms Waggott will also comment on the responsibility of Planning Officers to give independent professional planning opinion and recommendations on planning applications reported to the Planning Committee.

**Ms Waggott will be unable to:**

- i) Comment on the merits of the Gladman planning application;
- ii) Give a planning opinion on the Gladman planning application;
- iii) Give a legal opinion on the Gladman planning application or the Judicial Review;
- iv) Comment on any allegations made against Members or Officers;
- v) Comment on any legal matter which could possibly jeopardise a process.

**Questions submitted by the Town Council to be addressed by Ms Waggott:**

- 1) What is the current position with regard to the five year land supply in Ryedale?
- 2) How is the five year land supply figure calculated?
- 3) What factors would RDC planning officers and the Planning Committee expect to be included in an application for a sustainable housing development?
- 4) Can you confirm that planning officers have asked Gladman to provide details of:
  - a) Archaeology issues;
  - b) affordable housing provision;
  - c) open space provision;
  - d) a draft S106 agreement setting out payment that will be made for maintenance of open space and contribution to education facilities;
  - e) siting of dwellings;
  - f) highway, access and cycle track details;
  - g) and a breakdown of number and type of housing?

- 5) Have Gladman submitted an access plan that meets the requirements of NYCC Highways Department?
- 6) What will be the main factor in the recommendation to members - the past planning history or the local plan?
- 7) What is the officer recommendation going to be?
- 8) Will there be an extraordinary meeting and can it be in KMS or failing this at Ryedale School?
- 9) Will the timescale for considering this application be met or is the Council again going to risk a non-determination resulting in an Appeal?
- 10) What is the position with the Judicial Review in light of the request by Gladman for the current application (13/01314/MOUT) to be heard before the Judicial Review is held?
- 11) On what grounds are Gladman challenging the adoption of the Local Plan? Will this impact on the current application?
- 12) The current application states that there was an initial public consultation. Should not the comments received then be part of the documentation for the current application?
- 13) Can the planning committee make a valid decision on an application wherein the information is inaccurate and has been based on the same survey which contains errors such as the omission of the Northern Ryedale Children's Centre, the absence of trees to the south of the lay by and the preschool nursery building is shown in the wrong place?
- 14) Will the planning committee be provided with an accurately measured drawing of the proposed access arrangements detailing how Highways requirements for road and footpath widths and District Council requirements for retention of recycling facilities will be accommodated?