

Minute P17013 of the Planning Committee meeting dated 19 May 2017:

a. 17/00101/FUL | Change of use and alterations to existing two-bedroom apartment, attached outbuilding and rear section of retail units to form a total of 3no. one-bedroom apartments, 2no. two-bedroom apartments and 1no. ground floor retail unit following demolition of existing extension to north-west elevation | 6 Market Place Kirkbymoorside YO62 6DB

The Planning Committee reiterate the observations made in response to the same application considered at the Planning Committee meeting dated 20th February wherein they support the application however, there are concerns with regards to the associated demand on parking taking into consideration the potential number of occupants.

Cllr Wells suggested that clarity be provided from RDC as to whether there is a condition in the planning criteria that specifies the requirement to allocate/provide parking per property.

Response from Charlotte Cornforth, Specialist Place Officer, Ryedale District Council:

Regarding the planning application at 6 Market Place, the Local Highway Authority raised no objection to the initial proposed development given that the application involves the use of an existing building, within a town centre area where on street parking is regulated and long stay municipal car parking is available. Whilst I appreciate the Councillors concerns about car parking, this is an existing building that already has 2 flats without car parking and the net gain of units is 3. Based upon the initial comments by the Local Highway Authority and the fact now that the units have fallen from 4 to 3, it is unlikely that a condition could be added that specifies a requirement to allocate car parking per unit.

Kind Regards,

Charlotte.

Charlotte Cornforth (Miss)

Specialist Place Officer (Planner)

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Additional documentation provided:

NYCC 'Interim Guidance on Transport Issues including Parking Standards and Advice on Transport Assessments and Travel Plans'