



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of an Extra-ordinary meeting of the Town Council held at Church House, Kirkbymoorside on Monday 6th August at 7.30 pm.

Present: Councillors C Dowie (Chairman), P Brewster, M Brampton, J Cossins, D Turlington, J Watson and S Ward

Also Present: 42 members of the public, County Cllr V Arnold and R Gibbeson (Assistant Clerk)

11377 Cllr Dowie welcomed those present to the meeting which had been called to seek the views of the public in respect of the Gladman Developments Planning Application for the Westfields site and then to agree the Council's position and response to the Planning Authority.

11378 Apologies for absence were received from Cllr D Marsden and Cllr J Coughlan.

11379 There were no declarations of interest.

11380 **Minutes and Matters Arising**

a) The Minutes of the meeting held on 16 July 2012 were approved subject to the addition of 'Assistant' before 'Clerk' in Minute 11372, deletion of '33%' in Minute 11367 bullet point 13 and replacement of 'Precept' in Minute 11364 with 'Grant'.

b) Matters Arising

There were no matters arising.

11381 **Public Session**

Cllr Dowie confirmed that the Council had prepared a draft submission document to the Planning Authority in relation to the Gladman developments planning application based on a previous discussion and representations made by members of the public. This document would be finalised after the meeting.

Cllr Dowie also confirmed that the Planning Authority would consider the application on 21 August but that the detail of the application was yet to be considered. It was felt likely that a site visit by District Councillors would be agreed before detailed discussions took place. The decision process was therefore likely to exceed the standard 12 week period set for a committee decision. She encouraged people to attend the meeting of the Planning Committee on 21 August and to appoint a representative to speak on their behalf.

Cllr Ward advised that she intended to speak at the planning meeting as a Ryedale District Councillor. She also advised residents who wished to place their views before the Planning Committee to write to each Councillor individually. She also reminded people present that it was important that there should be material reasons to oppose any such development rather than opinions simply being expressed. Ryedale District Council was expected to accept public responses until 8 August.

Matters raised in discussion were:

- Concern that the Ryedale Plan policy document had not yet been formally adopted and that the Gladman application had therefore been submitted to exploit a vacuum in present planning policy. It was likely that Gladman would be prepared to take the matter to appeal in the High Court to take advantage of this.
- The need for part of the site to be purchased by the County to protect the school's need for expansion in the future. The present application did not allow sufficient space for school expansion even without considering possible extension of pre-school to 2 years of age.
- The need to be sure that *material* considerations be addressed when commenting on the planning application – economic, social and environmental, as set out in the National Planning Policy Framework (NPPF).
- The desirability of sending a copy of the Council's submission to CPRE as the application involved building on prime farmland (the National Park not being concerned in this instance).
- The absence of need for any apparent development of this kind. This scheme would appear to address a number of housing issues for the whole of Ryedale on one site but was disproportionate to the size of Kirkbymoorside and detrimental to the character of the town.
- Objective assessment on the basis of the Ryedale Plan was that the application be turned down on many grounds. The Town Council's submission would be based on this factor to a large extent.
- A preference for development of 'Brownfield' sites over and above prime farmland. A number of such sites were available in and around the town.

11382 **Planning Application 12/00599/MOUT (Gladman Developments)**

Councillors discussed a draft commentary on the Gladman planning application

prepared by the Assistant Clerk. After taking full account of the points raised in the public session and making a number of changes and additions to the text, the final document was drafted (see Annex A). This was to be forwarded to the Planning Authority by Friday 10th August 2012.

11383 The date of the next ordinary meeting was noted as 17 September 2012 at 7.30pm in Church House.

The meeting closed at 9.45pm

Chairman

Date