

**Minutes of the Planning Committee meeting of Kirkbymoorside Town Council held at Church House, Kirkbymoorside on Monday 16 July at 6.45 pm.**

**Present:** Councillors J. Cossins, C Dowie (Chairman), S Ward and J Watson.

Also present two members of the public

1. **Apologies for absence.** None received
2. **Declarations of interest.** None received
3. **Minutes and Matters Arising**
  - a) The Minutes of the Planning Committee Meeting held on 21 May 2012 were approved
  - b) **Matters arising.** None
4. **Public Session.** Two members of the public spoke with regard to item 5d
5. **Planning applications and notices:**
  - a. **12/00560/HOUSE** Replacement of 2 no first floor front elevation windows with double glazed timber sliding sash windows. 71 West End Kirkbymoorside YO62 6AD. No comment
  - b. **2/00569/HOUSE** Erection of single storey extension to south elevation, single storey extension to north elevation and detached double garage to include demolition of extension to north elevation and single garage. Holme Lea Gillamoor Road Kirkbymoorside YO62 6EL. No comment
  - c. **12/00571/OUT** Demolition of existing garage buildings and development of a food retail store. Ryedale Garages Ltd Piercy End Kirkbymoorside YO62 6DG. No comment
  - d. **12/00599/OUT** Development of up to 210 no residential dwellings (Class C3), 50 no apartments (Class C2) with care for older people, provision of expansion land to Kirkbymoorside Community Primary School (Class D1), landscape, open space, highway improvement works and associated works. Land at Westfields Kirkbymoorside.

The Council had obtained an extension (to 10 August) of the period by which its comments had to be submitted to Ryedale District Council.

Points of concern raised by the committee were:

- The potentially significant impact on the character of the town
- Building on agricultural land when brownfield sites were available
- Expansion of the town's boundaries

- Traffic, flooding, waste water, and transport issues
- Questions over whether there was such a need for sheltered housing for the elderly when Sturdy Court has vacancies
- The methodology of the application which looked like an attempt to push the development through whatever the obstacles.

In view of the size of the proposed development and the impact on the town the committee proposed that an extra ordinary meeting of the full council be held on Monday 6 August.

6. The following planning decisions from Ryedale District Council were noted
  - a) **12/00347/FUL** Erection of a three-bedroom end-of-terrace dwelling. 28 Westfield Mews Kirkbymoorside **APPROVED**
  - b) **12/00420/HOUSE** Erection of two storey extension to side elevation. 34 Castlegate Kirkbymoorside YO62 6BJ **APPROVED**
  - c) **11/00437/ADV** Display of non-illuminated fascia sign with acrylic lettering and 1 no non-illuminated projecting logo sign. **APPROVED**
  - d) **12/00452/HOUSE** Erection of porch to south elevation 48 Keld Head Orchard Kirkbymoorside YO62 6EF **APPROVED**
  - e) **11/01203/MFUL** Erection of food store with associated parking Tesco Stores Ltd **CONDITIONAL APPROVAL**
7. The committee noted that the next Meeting will be held on 17 September 2012 in Church House