



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of a Planning Committee meeting of the Kirkbymoorside Town Council held at Church House, Kirkbymoorside, on Monday 18 May 2015 at 7.05pm

Present: Councillors J Coughlan, C Dowie and J Watson.

Also Present: 4 members of the public

Councillor C Dowie opened the meeting and welcomed all present.

P15001 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Cossins.

P15002 DECLARATIONS OF INTEREST

Cllr Coughlan declared a non-pecuniary interest in item 5a. in his capacity as Chair of the Ryedale District Scouts.

P15003 MINUTES & MATTERS ARISING

The minutes of the Planning Committee meeting held on 20 April 2015 were **approved** and **signed**.

There were no matters arising.

P15004 PUBLIC SESSION

No member of the public wished to speak.

P15005 PLANNING APPLICATIONS

14/00177/OUT | Erection of buildings for Use Class B1 (light industry) and B8 (storage and distribution) together with use of land for parking of vehicles associated with the B1 and B8 uses on site | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

It was agreed that the site is not suitable for the proposed development. Details provided in the Planning Application were considered to be vague and exact usage of the site was speculative. Of particular concern when considering this site is the access. Concern about HGV and commercial vehicle access into Manor Vale Lane particularly bearing in mind the recent damage to the lighting column at the junction of Dale End and Manor Close which was caused by an articulated vehicle attempting to manoeuvre into Manor Vale Lane. This sort of traffic is a blatant danger to pedestrians and motorists alike. Furthermore, the site straddling Manor Vale Lane, which is frequented by dog walkers and ramblers as it is the approach to Manor Vale woodland and the golf course and is without a designated footpath. Subsequently commercial development of the site would incur significant safety implications.

It was also questioned as to whether there is a demand/need for additional commercial units in a residential area when industrial sites are available at Kirkby Mills.

Members of the public raised concerns at the condition of the site which was closed in 2005/6 and has since been derelict. There are safety concerns for the residents in the vicinity, most of whom are retired, as this is now essentially a slum property and has attracted vandals. The bags of rocks and temporary fencing that has been roughly erected around the sight are an eyesore. Furthermore the state of the road is considerably deteriorated.

The Planning Committee agreed to make representation to the relevant authority to action enforcement against the owner to demolish the buildings and tidy up the site.

15/00433/HOUSE | Erection of two storey extension to south elevation, porch to east elevation and replacement single storey extension to north elevation following demolition of existing single storey extension | Holme Lea Gillamoor Road Kirkbymoorside North Yorkshire YO62 6EL

No Comment

15/00456/HOUSE | Erection of two storey front infill extension and a single storey rear extension following demolition of existing single storey rear lounge and sun room/conservatory extensions. | Ings Cottage Ings Lane Kirkbymoorside YO62 6DN

No Comment

P15006 The Appeal against Refusal of a Householder Application Appeal Reference: APP/Y2736/D/15/ (14/01012/HOUSE | Erection of detached workshop and studio following demolition of existing double garage | 26 Piercy End Kirkbymoorside YO62 6DF) was **noted**.

P15056 It was **noted** that Application 15/00167/FUL | Change of use of part residential dwelling/part shop (Use Class A1) to a 4 bedroom dwelling together with erection of part single storey/part three storey rear extension following demolition of existing rear extension, to include a roof terrace at first floor level | 20 Market Place Kirkbymoorside North Yorkshire YO62 6DA was **withdrawn**.

P15057 The following planning decisions were **noted**:

15/00223/HOUSE | Installation of 6no. replacement double glazed timber windows to front elevation | 11 Castlegate Kirkbymoorside YO62 6BH **Approved**

15/00193/FUL | Subdivision of existing 4 bedroom dwelling into 2no. 2 bedroom dwellings together with erection of replacement single storey rear extension, installation of replacement windows and doors and installation of 2no. rooflights to rear roof slope. | 64-66 Piercy End Kirkbymoorside YO62 6DF **Approved**

P15058 NEXT MEETING

It was noted that the next meeting will be held at 7pm on 15 June 2015 if there are Planning Applications for consideration.

The meeting ended at 7.20 pm.

Signed.....Chairman

Date.....