



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 16th September 2019 at 7pm

Present: Councillors J Coughlan, C Dowie and N Holroyd (Chair).

Also Present: Town Clerk L Bolland, District Councillors Cousins and Riby, guest speaker Dan Warrington of Thornton le Dale Homes and 16 members of the public.

Cllr Holroyd welcomed all present.

P19017 Apologies for absence were received from Cllrs Brown and Cossins.

P19018 Cllr Coughlan expressed a non-pecuniary interest in respect of agenda item 7a. the property of which is in proximity to the Scout facilities.

P19019 Minutes and Matters Arising

- a) The minutes of the Planning Committee Meeting held on 15th July 2019 were **approved** and **signed**;
- b) There were no matters arising.

P19020 Members of the public were invited to raise questions following the address by Mr Warrington at agenda item 6.

P19021 The ongoing difficulty of accessing and viewing planning applications via the Planning Authority website was **noted**. Members of the public and Councillors have been unable to access consultees comments via the website; difficulties registering onto the website with no confirmation emails a received to confirm login details.

P19022 Cllr Holroyd introduced Dan Warrington of Thornton le Dale Homes and thanked him for taking the time to attend the meeting and provide information in respect of the proposed development on Swineherd Lane.

Information was **received** from the developer, Mr Dan Warrington of Thornton Le Dale Homes, in respect of Planning Application 19/00772/MOUT | Residential development of up to 45no. dwellings with formation of access off Swineherd Lane (site area 1.3ha) - approval sought for access | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside North Yorkshire detailed in Appendix A.

P19023 The following planning applications were **reviewed**:

- a) 19/00922/FUL | Change of use of Highways Depot (sui generis) to a mixed use of B1, B2 and B8 Uses and removal of 8no. portable containers and cabins as listed on the Building Schedule on Drawing No. KWL/093/03/02 Rev.B Proposed Block Plan & Location Plan | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside North Yorkshire YO62 6EG

A member of the public raised concern about the expected noise levels generated from the site and the impact this would have on the residential properties surrounding the site. The exact nature of the engineering to be undertaken on site is not clear. The Committee agreed to record this concern and explained that it is anticipated that noise levels will be a material consideration of the Planning Authority.

- b) It was noted that the description detailed on the agenda for planning application 19/01024/HOUSE is incorrect and the description was amended to detail the application as follows: Works to dwelling to include raising of eaves and ridge height to increase first floor accommodation, re-roofing in slate to include removal of chimney, installation of a rear dormer extension with 2no. Juliet balconies, erection of single storey side extension forming single garage and utility room following removal of flat roof extension, formation of area of decking to west elevation and alterations to fenestration (doors and windows) | Meadow Croft Castlegate Kirkbymoorside YO62 6BP

No Comment

- c) 19/01026/FUL | Erection of 2no. three bedroom semi-detached dwellings with associated access off Queensway following demolition of existing bungalow | Wyaston Vivers Place Kirkbymoorside North Yorkshire YO62 6EA

No Comment

- d) 19/01031/HOUSE | Erection of single storey extension | High Park Farm Woodhead Field Lane Gillamoor Kirkbymoorside YO62 7HS

No Comment

P19024 The following Planning Decisions were **noted**:

- a) 19/00467/ADV | Display of non-illuminated business name lettering to existing front and side timber fascia | HSBC Bank 5 Piercy End Kirkbymoorside North Yorkshire YO62 6DQ **Approved**
- b) 19/00468/FUL | Change of use of bank (Use Class A2) to a mixed use of ground floor cafe (Use Class A3) and ground and first floor artist studios (Use Class B1) with a second floor attic storage area (part retrospective application) | HSBC Bank 5 Piercy End Kirkbymoorside North Yorkshire YO62 6DQ **Approved**
- c) 19/00651/HOUSE | Formation of 2no. dormer windows on front elevation, installation of 3no. rooflights to rear elevation and re-rendering of front elevation | 38 West End Kirkbymoorside North Yorkshire YO62 6AF **Approved**
- d) 19/00683/TPO | Crown lift of Lime Tree by 4 metres above footpath of TPO 229/1997 | Land To The West Of Ancoates Piercy End Kirkbymoorside North Yorkshire **Approved**
- e) 19/00721/FUL | Alterations to bed and breakfast farmhouse to provide self-contained first floor owners accommodation to include the installation of external staircase and formation of terraced area following part removal of pitched roof | Brickfields Farm Kirby Mills Road Kirkby Mills Kirkbymoorside North Yorkshire YO62 6NS **Approved**
- f) 19/00735/CLEUD | Certificate of Lawfulness in respect of the works to install the 121 kw biomass boiler and external flue subject of this application within the building as shown in red on the submitted site location plan were substantially completed more than four years before the date of this application | High Hagg Farm Hagg Road Kirkbymoorside North Yorkshire YO62 7JF **Recommended Approval**
- g) 19/00747/HOUSE | Installation of double glazed timber Yorkshire sliding sash windows to front elevation | 20 Piercy End Kirkbymoorside YO62 6DF **Approved**

- h) 19/00759/HOUSE | Erection of a two storey side extension (revised scheme of approval 19/00426/HOUSE dated 29.05.2019) | 9 Parkers Mount Kirkbymoorside North Yorkshire YO62 6JB **Approved**
- i) 19/00763/HOUSE | Erection of single storey part rear/part side extension | Datum House Old Road Kirkbymoorside North Yorkshire YO62 6LP **Approved**

P19025 It was **noted** that the date of the next meeting will be 21st October 2019 if there are Planning Applications for consideration

The meeting ended at 7.56 pm.

SignedChairman

Date