



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of the Kirkbymoorside Town Council Planning Committee meeting held at Church House, Kirkbymoorside, on Monday 20 September 2021 at 7pm

Present: Councillors J Cossins, J Coughlan, C Dowie, N Holroyd, T Shipley and J Wells.

Also Present: 2 members of the public.

Cllr Holroyd welcomed all present.

P21008 Apologies for absence

- a. There were no Apologies for absence.
- b. There were no reasons given for absence.

P21009 There were no Declarations of Interest in items on the agenda.

P21010 Public Session

Cllr Holroyd invited members of the public to make representation at the point in the meeting that the relevant agenda item was to be considered.

P21011 Information was **received** from the Planning Authority in response to correspondence issued by the Town Council, pursuant to minute P21004 dated 19 July 2021.

Cllr Holroyd summarised the Town Council's submission to the Planning Authority, which raised concern about the number of issues that local residential development is causing the town, particularly regarding the number of houses being built in Kirkbymoorside with no accompanying provision for development of the local infrastructure to support the increased population.

The Planning Authority response provides assurance that the capacity of local infrastructure is taken into account in the planning process and the implications for infrastructure of any further planning applications for sites over and above planned growth are considered as part of the application process.

Cllr Wells considered the response to be disappointing.

Cllr Shipley expressed his disgust at the content of the letter with particular reference to the response regarding surgery space, for which the need for planned growth was identified (by the local plan) as not being required, and the explanation that the planning system cannot address national capacity issues which are related to either health service funding or the recruitment and retention of doctors and dentists.

P21012 The recommendation from Ryedale District Council Tree and Landscape Officer in respect of 21/00670/CAT | T1 Weeping Ash - fell and T2 Lawson Cypress - removal of limb splitting from main growth | All Saints Church Church Street Kirkbymoorside North Yorkshire was **received**.

Councillors noted that the supporting document detailing the Tree and Landscape Officer's recommendation was not accessible via the supporting document link. The clerk will be asked to amend the link and circulate the document to all committee members.

P21013 The following Planning Applications were considered:

- a. 21/00518/MOUT | Hybrid Planning Application comprising 1) Application for full planning permission for the erection of a commercial building for the immediate expansion of Sylatech (Phase 1), together with the reorganisation of the existing car park, formation of new access from West Lund Lane, parking and landscaping. 2) Full planning permission for the erection of 67no. dwellings comprising 11no. four bedroom dwellings, 42no. three bedroom dwellings and 14no. two bedroom dwellings, together with new access from West Lund Lane and associated parking, landscaping and drainage works. 3) Outline planning permission for the extension of the first phase building (Phase 2) with further commercial development to the East of West Lund Lane (Phase 3). Approval sought for access only. 4) Full planning permission for works to West Lund Lane and the former railway bridge. | Land East Of West Lund Lane Kirkbymoorside - Amended [[<https://planningregister.ryedale.gov.uk/caonline-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QQ4B8GNO01500>]]

I. The Officer Report was **received**.

- II. The site inspection by Ryedale District Council Planning Committee on 13 September was **noted**. Cllr Holroyd confirmed that he had attended the site inspection, as representative of the Town Council. The purpose of the site visit was specifically to familiarise Planning Committee members with the site and did not provide an opportunity to argue the merits, or otherwise, of the application.
- b. 21/00531/HOUSE | Installation of 1no. uPVC window to front elevation and 1no. uPVC window to side elevation as replacement to existing timber windows | 4 Castlegate Kirkbymoorside North Yorkshire YO62 6BH

No observations made.

- c. 21/01080/HOUSE | Installation of dormer window to rear elevation | Kirkby Edge 48 Castlegate Kirkbymoorside YO62 6BP

No observations made.

- d. 21/01125/HOUSE | Erection of single storey rear extension following removal of existing rear extension, erection of porch to front elevation and installation of 2no. additional window openings to ground floor north elevation | 31 Queens Way Kirkbymoorside YO62 6EB

No observations made.

- e. 21/01142/FUL | Change of use from hot food takeaway (Use Class A5) and light industrial (Use Class B1) to cafe, hot food takeaway (Use Class A3 and A5) and training room (Use Class F1). | 30 Dove Way Kirkby Mills Industrial Estate Kirkbymoorside York YO62 6QR

A member of the public wished to make representation on behalf of the residents of Kirby Mills explaining that there is no objection to the café and takeaway trading on the industrial estate but there is concern about the opening hours. The residents request that the Planning Authority restrict the hours of business in consideration of the local residents. The member of the public summarised the issues caused by events attended by large numbers of motorcyclists in 2020, which caused considerable disturbance to residents of Kirby Mills in the evenings and weekends. The residents' consensus is that there is no need for the café to be open in the evenings and weekends if it is catering for the industrial estate.

The applicant admitted that the number of attendees to the events in 2020, arranged to raise money for the Yorkshire Ambulance, surpassed all expectation. They provided assurance that there is no intention to upset the local residents. The evening catering is mostly for takeaways. The café is open to everyone and is not advertised as a Biker only facility. The applicant provided assurance that Biker events will not be advertised. Furthermore signage has been installed encouraging patrons to leave the premises quietly in order not to disturb the local residents.

Cllr Wells asked the applicant about the use of the 'training room'. The applicant explained that this is provision of a designated space for HGV driver mentors, for Privacy PC.

Cllr Holroyd thanked members of the public for their participation and provided assurance that their concerns had been noted and representation will be made to the Planning Authority for their consideration.

The Town Council Planning Committee notes the concerns of neighbouring residents regarding the proposed extended opening hours of the cafe and the preference that these should be contained within the working hours of the industrial estate, in order to cause minimal disturbance to the local residents.

- f. 21/01172/HOUSE | Erection of two-storey extension following demolition of existing conservatory | 33 Feversham Drive Kirkbymoorside YO62 6DH

No observations made.

P21014 The following Planning Decisions were **noted**:

- a. 21/00577/FUL | Erection of single storey rear extension following removal of the existing extension, replace the existing cement render with lime render, remove external drainage and replace internally, repoint or paint with breathable masonry paint and installation of replacement double glazed timber windows to the north elevation | 18 & 20 West End Kirkbymoorside YO62 6AF **Approved**
- b. 21/00578/LBC | External and internal alterations to include erection of a single storey rear extension following removal of the existing extension, installation of replacement double glazed timber windows to the north elevation, replace the existing cement render with lime render, remove external drainage and replace internally, repoint or paint with breathable masonry paint, replace external grate to No.18 and internal alterations to include installation of a shower room. | 18 & 20 West End Kirkbymoorside YO62 6AF **Approved**
- c. 21/00784/HOUSE | Erection of single storey rear extension. | 1 Slingsby Garth Kirkbymoorside YO62 6JD **Approved**
- d. 21/00806/HOUSE | Erection of single storey side extension to east elevation following removal of the existing garage, erection of single storey side extension to west elevation following removal of existing conservatory | Riverside Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6LZ **Approved**
- e. 21/00827/HOUSE | Erection of first floor extension over existing single storey projection with internal first floor reconfiguration, erection of pergola and covered patio area | Quarry House Hagg Road Kirkbymoorside YO62 7JA **Approved**
- f. 21/00850/LBC | Internal and external alterations to facilitate the use of the shop as a Post Office to include the partial infilling of 1no. rear window, installation of 2no. replacement rear windows, display of 1no. hanging sign to front elevation, display of 1no. Post Office sign to railings, 1no. Post Office fascia sign and 1no. sign in front window | 1 High Market Place Kirkbymoorside YO62 6AT **Approved**
- g. 21/00912/HOUSE | Alterations to dwelling to include the demolition of existing single storey extensions, erection of two storey side extension, erection of single storey rear extension, erection of detached double car port, installation of replacement timber windows and doors and alterations to the access | Rockwood Village Street Keldholme Kirkbymoorside YO62 6NB **Approved**
- h. 21/00913/FUL | Erection of agricultural building for the storage of machinery and feed | Oaklands New Road To Catter Bridge Keldholme Kirkbymoorside YO62 6ND **Approved**

- i. 21/00950/FUL | Change of use of former skip recycling area at the former highways depot and erection of a building forming 4no. storage units. | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside North Yorkshire YO62 6EG **Approved**
- j. 21/00964/FUL | Installation of 12no. lighting columns to illuminate access to the estate cottages | Ravenswick Hall Young Bank Lane Kirkbymoorside YO62 7LT **Approved**
- k. 21/00972/CLOPUD | Certificate of Lawfulness for a proposed use or development in respect of the installation of "like for like" replacement of existing white UPVC framed windows with new white UPVC framed windows with A rated glass of the same design, colour and style as the existing ones with all the same handings of the openings | 21, 22, 23, 24, 25, 26, 29 And 30 Queens Way Kirkbymoorside North Yorkshire YO62 6EB **Approved**
- l. 21/01050/CLOPUD | Certificate of Lawfulness for a proposed use or development in respect of the erection of a single storey rear extension and internal alterations | The Anchorage West Fields Kirkbymoorside YO62 6AG **Approved**

P21015 Questions to the Chair.

Cllr Coughlan asked for more information about the site inspection at the Sylatech site on 13 September and if any matters of concern has been raised.

Cllr Holroyd explained that at the Ryedale District Council Planning Committee meeting on 1 September 2021, it was agreed to hold a site inspection in respect of the Sylatech application (21/00518/MOUT). The meeting was attended by four members of the Planning Committee, the Head of Planning and one representative of the Town Council. It was made clear by the chair that the purpose of the meeting was to familiarise members with the site layout and that it was not an opportunity to discuss the merits, or otherwise, of the application. The Planning Authority are awaiting further ecological assessments prior to consideration by full committee.

P21016 The date of the next Planning Committee meeting on 18 October 2021 at 7pm in Church House was **noted**.

The meeting concluded at 7.18pm.