



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of the Kirkbymoorside Town Council Planning Committee meeting held at Church House, Kirkbymoorside, on Monday 15 November 2021 at 7pm

Present: Councillors J Cossins (arrived at 7.05pm), C Dowie, N Holroyd, T Shipley and J Wells.

Also Present: Town Clerk L Bolland

Cllr Holroyd welcomed all present.

P21026 Apologies for absence

- a. Apologies for absence given in advance of the meeting were **received** from Cllr Coughlan.
- b. The reason for absence given by Cllr Coughlan was **approved**.

P21027 There were no Declarations of Interest in items on the agenda

P21028 Minutes and Matters Arising

- a. The draft minutes of the meeting held on 18 October 2021 were received and approved.
- b. There were no matters arising

P21029 Public Session – There were no members of the public present.

P21030 Ryedale Plan

- a. Information on progress of the Review of the Ryedale District Council Consultation on Submitted Sites was **received**.

Cllr Wells expressed amazement at the number of sites submitted and commented that any further residential development within the parish should ensure increased provision of affordable housing and environment conscious features such as electric vehicle charge points and solar panels.

Cllr Dowie commented that it would be preferable for development to be carried out north of the A170 in the interest of road safety. Development south of the A170 could potentially increase the probability of accidents involving pedestrians when trying to cross this busy road especially accounting for reluctance of NYCC Highways Authority to introduce safe crossing places.

Cllr Shipley expressed concern about the impact of further local development on the infrastructure.

The Council has a very real concern about the impact of further residential development on the drainage and flood risk, particularly to the land north of Kirby Mills.

- b. The site submissions were **noted** as follows:

Kirby Mills

Site 10 – Land adjacent to playing Field, Kirby Mills

Cllr Holroyd identified site 10 as adjoining site 254. Development of these sites would directly impact the risk of surface water flooding in Kirby Mills and further exacerbate the drainage issues in this area.

Site 41 – Land west of Alderson House

Cllr Dowie commented that this site has visual significance as it is on approach to the town from Pickering and that development will have a significant impact on the landscape.

Site 62 – Land adjacent to Kirby Mills Industrial Estate

Site 213 – Wits End (Site 1), Kirby Mills Industrial Estate

Site 219 – Wits End (Site 2), Kirby Mills Industrial Estate

Kirkbymoorside

Site 40 – Land north of Gillamoor Road

Site 46 – Land off Gawtersyke Lane

Site 67 – Land to the West of Ings Lane, Kirkbymoorside

Site 105 – Land east of Ings Lane, Kirkbymoorside (details to follow)

Site 108 – Lund Barn, Ings Lane

Site 135 – The Green, 16 Church Street, Kirkbymoorside

Site 142 – Garden of 18 Church Street, Kirkbymoorside

Site 147 – Bottom third of paddock behind 18 Church Street, Kirkbymoorside

Site 252 – Land south of A170 Kirkdale Road, Kirkbymoorside

Site 254 – Land south of Swineherd Lane

Site 255 – Land at West Lund Lane, Kirkbymoorside

Site 260 – Land south of Carter Lane, Kirkbymoorside (details to follow)

P21031 The following Planning Applications were **considered**:

- a) 21/01142/FUL | Change of use from hot food takeaway (sui generis) and light industrial (Use Class E) to mixed use of hot food takeaway (sui generis); light industrial (Use Class E) and training room (Use Class F1). | 30 Dove Way Kirby Mills Industrial Estate Kirkbymoorside York YO62 6QR - Change of description for proposed development

The application has been amended to remove the proposed café use (see above revised description of development). As a result the application now only seeks permission for the HGV driver training room in the mezzanine floor in addition to the existing/consented light industrial and takeaway uses.

No objections were noted.

- b) 21/01400/HOUSE | Erection of first floor rear extension | 4 Kirby Mills Road Kirby Mills Kirkbymoorside YO62 6NP

No observations were made.

- c) 21/01409/FUL | Change of use from residential property to holiday accommodation | 11 West End Kirkbymoorside North Yorkshire YO62 6AD

No observations were made.

- d) 21/01444/HOUSE | Alterations to north elevation of dwelling to remove shopfront and construction of bay windows to ground and first floor front elevation, installation of replacement front door and installation of replacement dormer window to front elevation | 7 West End Kirkbymoorside YO62 6AD

No observations were made.

P21032 The following Planning Decisions were **noted**:

- a) 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 **Approved**
- b) 21/01285/FUL | Erection of extension to existing industrial unit and formation of additional parking spaces | Rack Systems 19 Dove Way Kirkby Mills Industrial Estate Kirkbymoorside YO62 6QR **Approved**
- c) 21/01313/HOUSE | Erection of a detached garden room in the rear garden following removal of existing summerhouse | 36 Piercy End Kirkbymoorside YO62 6DF **Approved**

P21033 There were no Questions to the Chair

P21034 The date of the next Planning Committee meeting on 20 December 2021 in Church House was **noted**.

The meeting concluded at 7.24pm.