



## KIRKBYMOORSIDE TOWN COUNCIL

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### **Minutes of the Kirkbymoorside Town Council Planning Committee meeting held at Church House, Kirkbymoorside, on Monday 21 November 2022 at 7pm**

**Present:** Councillors J Cossins, C Dowie, N Holroyd and J Wells.

**Also Present:** District Councillor Riby and the Town Clerk L Bolland.

Cllr Wells welcomed all present and mentioned that the resignation of the Cllr Shipley has been received and the vacancy notice displayed, dated 18 November, with the period for electors to call a by-election by 8 December.

#### **P22017** Apologies for absence

- a) Apologies for absence given in advance of the meeting were **received** from Cllr Coughlan.
- b) Reasons given for absence were **approved**.

**P22018** Declarations of Interest in items on the agenda were **received** from Cllr Cossins in respect of agenda item 5b as landowner of site 308.

#### **P22019** Minutes and Matters Arising

- a) The draft minutes of the meeting held on 17 October 2022 were **received** and **approved**.
- b) There were no matters arising.

**P22020** Public Session – there were no members of the public present.

#### **P22021** Ryedale Local Plan

In respect of both the adjustment to site 252 and the additional site 308 the Planning Committee have concern about the amount of land submitted for residential development and the impact of additional houses in Kirkbymoorside with no accompanying development of the local infrastructure to support the increased population. Further residential development in the town poses a great imposition on local resources and puts pressure on the infrastructure. Residents are constantly expressing concerns about the waiting time to be able to get an appointment at the Tinley Garth surgery and the Dental Surgery has been at capacity, for several years now, and therefore not able to accept new NHS patients. There is also considerable pressure on the local water and sewage network.

- a) The adjustment to Site 252 to include land south of the disused railway was **noted**. Comments to be submitted to the Planning Authority:

Site 252 is known to have poor drainage and there have been issues of flooding at this location, particularly south of the A170. The geology of the area means that the issues will be consistent on both sites 252 and 308.

Development of the land south of the A170 may prohibit progress of the Path for Everyone project because the old railway line has been identified by Sustrans as being a potential route for this footpath. Removal of this option would be very detrimental to the project.

- b) The addition of Site 308 the holding south of Swineherd Lane was noted. The following comments to be submitted to the Planning Authority were **agreed**:

Cllr Holroyd raised concern about the impact on flooding as a result of a residential development of this scale in a location that is already prone to surface water flooding. Development of the land to the south and east of Swineherd Lane will result in an increase of impermeable surface area which will result in an increase of surface water flow during heavy rainfall and further exacerbate the issue of flooding affecting the properties particularly in Kirkby Mills but also Keldholme.

Over the past two years the Town Council has invested much time and money on flood risk management of the River Dove and throughout the Kirkbymoorside catchment. The result of these efforts has been identification by the Environment Agency that the catchment is in need of natural flood mitigation and collaboration with Yorkshire Wildlife Trust to implement a suitable NFM scheme.

If site 308 were to be approved and designated for residential development on the Local Plan, aside from the concerns about the impact on the town's infrastructure, which the Town Council has repeatedly voiced, there is a real concern about the impact on flooding. This particular site has a significant gradient and is the natural course of water run off from the higher ground to the north of Swineherd Lane down to Keldholme and Kirby Mills.

Furthermore it is inconceivable to have such a need for the substantial amount of housing that this site would accommodate.

The site is designated as a Visually Important Undeveloped Area, on the approach to the North York Moors National Park. Residential sprawl of the land to the south east of Swineherd Lane would effectively merge Kirkbymoorside with Keldholme and would ultimately result in the loss of the identity of both Kirby Mills and Keldholme.

Cllr Dowie reiterated the impact of flooding to the properties south of the A170 as a result of the most recent flooding incident in January 2022, to which the Fire Service were in attendance to pump water away from the properties. The extent of the flooding was exacerbated by the sheer volume of surface water joining the River Dove from the higher gradients. The fluctuation of the water levels in the River Dove, as evidenced by the height at which debris is caught in the surrounding vegetation, caused by rain water alone is significant. The addition of properties on this site would significantly reduce the surface water attenuation and result in a significant increase in surface water flow. This will impact the properties in Kirkby Mills and Keldholme.

Site 308 also has a public footpath running across it, leading from the Keldholme Cottages, north west through the fields to Swineherd Lane, which is not indicated on the map.

**P22022** The following Planning Applications were **considered**:

- a) 22/00964/HOUSE | Replacement of existing flat roof light with roof lantern (part retrospective) | 36 West End Kirkbymoorside YO62 6AF **No observations recorded.**
- b) 22/01100/FUL | Erection of 1no. one bedroom agricultural workers dwelling with associated landscaping and parking. | Land At Os Field 0068 Ings Lane Kirkbymoorside North Yorkshire YO62 6DN **No observations recorded.**
- c) 22/01178/CAT Notice to fell trees in a Conservation Area - Sycamore - remove lower limbs overhanging neighbouring property | 36 West End Kirkbymoorside YO62 6AF **No observations recorded.**
- d) 22/01218/HOUSE | Installation of a new sewage treatment system to replace the existing shared septic tank with neighbouring property | Oak Lea Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6ND **No observations recorded.**

**P22023** The following Planning Decisions were **noted**:

- a) 22/01151/CAT Notice to fell trees in a Conservation Area - 5 DAY EXEMPTION NOTICE dated 1 November - Beech tree with heart rot - removal required for safety reasons due to proximity to road and neighbouring properties and risk of tree failure | Park House 36 Castlegate Kirkbymoorside YO62 6BJ
- b) 22/00892/FUL | Change of use of outhouse to allow a mixed use of commercial therapy room and domestic use | 46 Piercy End Kirkbymoorside YO62 6DF **Approval**
- c) 22/01042/HOUSE | Erection of two-bay carport following demolition of existing garage and carport | Rosewood 89 West End Kirkbymoorside YO62 6AD **Approval**
- d) 22/01056/HOUSE | Erection of single-storey extension to side | Beagle House West Lund Lane Kirkbymoorside North Yorkshire YO62 6AH **Approval**

**P22024** There were no Questions to the Chair

**P22025** The date of the next Planning Committee meeting on 19 December 2022 in Church House was **noted**.

The meeting concluded at 7.20pm