



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of the Kirkbymoorside Town Council Planning Committee meeting held at Church House, Kirkbymoorside, on Monday 27 February at 7pm

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

Also Present: Town Clerk L Bolland and Matthew Lishman, Planning Officer, Ryedale District Council.

Cllr Holroyd welcomed all present as residing Chair in the absence of Cllr Wells, in accordance with Standing Order 1(o)¹.

P22026 Apologies for absence

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

P22027 There were no declarations of interest in items on the agenda.

P22028 Minutes and Matters Arising

- a. The draft minutes of the meeting held on 11 November 2022 were **received** and **approved**.
- b. There were no matters arising.

P22029 Public Session - there were no members of the public present.

P22030 Ryedale Local Plan

Cllr Holroyd welcomed Matthew Lishman, Ryedale District Council Planning Officer, and thanked him for attending the meeting.

- a. Information was received from Matthew Lishman, Planning Officer, in respect of the Key Decisions Consultation, and wider planning policy.

Matthew Lishman thanked the Planning Committee for the invitation to attend the meeting and the opportunity to provide information on the Ryedale Local Plan in order to afford an informed response to the Key Decisions consultation. He explained that the Local Plan is reviewed every 5 years. The current review commenced in 2021. It was designed to be narrowly scoped due to the local government reorganisation. However, legal advice dictated that a more lengthy and comprehensive review was necessary. The new Council will decide if the Ryedale Plan is adopted or if the work is subsumed by North Yorkshire as part of the local plan for North Yorkshire.

¹ Local Government Act 1972, Sch 12, paras 11 and 27.

The following questions were raised in respect of key themes and issues detailed in the review:

- The figure of 200 homes per year for the plan, or 186 homes a year figure from the Government's standard calculation.

Q. Why would the figure be rounded up to 200?

A. The recommendation to continue with the figure of 200 homes per year is considered a modest increase for the purpose of supporting development.

Q. If there are less properties developed in one year, will planning considerations be made more lenient to ensure sufficient planning permissions for additional properties the following year in order to make up the figures?

A. No, the Planning criteria will not be adjusted to facilitate approval of more residential development in order to meet the government figure.

Sites are assessed as to their suitability (based on material planning considerations), and their deliverability (based on economic viability). Each site is considered on its own merits.

The Ryedale Plan sought to deliver 3000 homes between 2012-27, which worked-out at 200 homes per annum.

Cllr Dowie stated that the Town Council makes every effort to submit informed responses to planning applications with no confidence that its observations are taken into account.

- Criteria to assess the suitability of sites that are outside of development limits.

Q. Will further development of the Local Plan involve a review of the development limits?

A. There is no intention to review the development limits. The specific policy under proposal referring to smaller sites (up to 5 dwellings) that currently would not be acceptable but under the new policy they may be considered depending on location and circumstance. The plan still has an aspect of control with regards to the development limits.

- Approach to seek a higher standard of building accessibility for new bungalows that are specified on larger sites.

Sustainable build standards are an aspiration but it is necessary to understand what is economically achievable, given the requirement to deliver other benefits, all of which represent a cost to a developer, such as affordable housing contributions and biodiversity net gain.

Cllr Dowie expressed concern regarding the practice of some developers to make a financial contribution in lieu of providing the quota of affordable housing, noting that the financial contribution is considerably less than the expense to the developer of provision of said housing.

- b. The Ryedale Plan Key Decisions consultation was **considered** and the extension to the deadline for submissions **noted**.

Cllr Holroyd proposed that councillors digest the information provided and review the consultation document with a view to submitting comments and raising further questions to the clerk in response to the matters covered in the consultation summary.

The responses will be collated and circulated for approval prior to submission to the Planning Authority. **Agreed.**

P22031 Planning Application 19/00772/MOUT | Outline planning application for 43 residential dwellings and associated infrastructure - all matters reserved other than for layout, scale and access (1.3Ha) | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside North Yorkshire - Amended design

- a. The Officer's Report was **received**.
- b. It was **noted** that the Application will be considered by the Planning Committee (Ryedale District Council) on 28 February 2023, 6.00pm at Ryedale House, Malton.

P22032 The Officer's Report in respect of Planning Application 22/00796/FUL | Siting of 3no. shepherd huts for holiday let accommodation, to include the installation of decking to serve 1no. shepherd hut and landscaping. | Land To Rear Of Highfield House Kraig Lane Keldholme Kirkbymoorside, considered by Ryedale District Council Planning Committee on 31 January 2023 was **received**.

P22033 The following Planning Decision was **noted**:

22/01289/FUL | Removal of overhead door to the north elevation and installation of a shop front as part of the conversion of a former storage area into a barber shop | 25 Market Place Kirkbymoorside North Yorkshire YO62 6AA ** Approval **

P22034 There were no Questions to the Chair.

P22035 The date of the next Planning Committee meeting on 20 March 2023 in Church House was **noted**.

The meeting concluded at 7.40pm