



KIRKBYMOORSIDE TOWN COUNCIL

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

Present: Councillors J Cossins, J Coughlan (arrived at 7.18pm), C Dowie, N Holroyd and J Wells.

Also Present: District Councillor Riby (arrived at 7.04pm), Town Clerk L Bolland and 1 member of the public

Cllr Wells welcomed all present.

P22036 Apologies for absence

- a. Apologies for absence given in advance of the meeting were **received** from Cllr Coughlan. (Cllr Coughlan arrived at the meeting at 7.18pm).
- b. Reasons given for absence were **approved**.

P22037 There were no declarations of interest in items on the agenda.

P22038 Minutes and Matters Arising

- a. The draft minutes of the meeting held on 27 February 2023 were **received** and **approved**.
- b. There were no matters arising.

P22039 Public Session. The member of the public introduced themselves as the agent for planning application 23/00196/MOUT to be considered at agenda item 6e.

Cllr Wells proposed to change the order of the agenda to consider item 6e. as the next item of business.
Agreed.

P22040 (Agenda item 6e.) 23/00196/MOUT | Outline application for the erection of 19 no. dwellings with associated highways and drainage works - access, scale and layout to be considered (site area 0.89 ha) | Land At Keld Head Road Keld Head Road Kirkbymoorside

The member of the public explained that site 0052 was allocated for housing by the Ryedale Plan in the previous call for sites. It is the last of the site to be called forward and the 19 houses will contribute to the 300 houses determined by the plan. The planning application is in accordance with policies and requirements of the current Planning Authority.

Cllr Dowie commented that she was glad that the site is realistic in size and noted the allocation of EV charging points.

Cllr Wells proposed that whilst there are no objections to the material planning considerations detailed in the outline planning application the Town Council should reiterate its concerns regarding the number of houses being built in Kirkbymoorside with no accompanying development of the local infrastructure to support the increased population. **Agreed.**

P22041 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

- a. Changes to the drainage strategy and associated response from the relevant authorities were **noted**.

Cllr Holroyd expressed concern that details of a revised drainage strategy were only verbally introduced at the site meeting, and to date no additional submissions have been published on

the Planning Authority website. The Town Council are only privy to the plan of the revised drainage strategy as this has been provided by the applicant's agent, PB Planning. However, as yet no accompanying reports providing clarification of the intricacies of the revised drainage strategy are available.

Referring to the revised drainage plan, provided by PB Planning subsequent to the site meeting, it still appears that the new proposal is for foul and surface water to connect to the existing system at Kirby Mills. The LLFA stated in its response to the previous drainage strategy that recent investigations undertaken by the Highway Authority in February 2023, surrounding the inlet to the surface water system downstream (adjacent to White Cottage) has raised concerns about the condition, integrity and capacity of this system.

In the absence of any new material on the planning portal, it is not clear that the revised drainage strategy has been shared with Yorkshire Water and the Lead Local Flood Authority, NYCC. Until the aforementioned authorities have had the opportunity to assess and determine support of the revisions the Town Council's concerns are not assuaged.

Cllr Holroyd emphasised that it is critically important that members of the public are given the opportunity to access this information and stressed concern that the latest documents are not available on the planning authority website.

Cllr Holroyd proposed that until such a time that the Town Council can confidently be satisfied that its concerns have been addressed it should not be prepared to withdraw the objection.

Agreed.

- b. It was **noted** that the application was due to be considered by the Planning Committee (Ryedale District Council) on 28 February 2023 and consideration was deferred pending a site visit.
- c. It was **noted** that the site visit was carried out by members of the Ryedale District Council Planning Committee on 14 March 2023.
- d. It was **noted** that the application will be considered by the Planning Committee (Ryedale District Council) on 28 March 2023, 6pm at Ryedale House.

Cllr Wells proposed appointment of Cllr Holroyd as representative of the Town Council at the Planning Committee meeting. **Agreed.**

District Cllr Riby offered to make representation as a substitute member of the Planning Committee as he is local to the area. **Agreed.**

P22042 The following Planning Applications were considered:

- a. 23/00068/FUL | Change of use from 1no one bedroom ground floor flat and 1no. three bedroom maisonette flat to form 1no. three bedroom dwelling | 4 High Market Place Kirkbymoorside North Yorkshire YO62 6AX **No observations were recorded.**
- b. 23/00160/HOUSE | Removal of the concrete tiles to the rear elevation roofslope and replacement with synthetic slate | 13 Dale End Kirkbymoorside North Yorkshire YO62 6EE **No observations were recorded.**
- c. 22/01330/FUL | Erection of single-storey extension to existing factory | Micro Metalsmiths Ltd Ings Lane Kirkbymoorside North Yorkshire YO62 6PX **No observations were recorded.**
- d. 23/00141/HOUSE | Erection of a part single storey/part two storey rear extension and the formation of a new entrance to the west elevation | Blenheim West Fields Kirkbymoorside YO62 6AG **No observations were recorded.**
- e. 23/00206/HOUSE | Conversion of 2no existing integral garages to habitable rooms with alterations to external openings, installation of solar PV panels to the rear elevation, installation of 3no conservation rooflights to the rear elevation, installation of replacement windows, removal of 2no boiler flues and installation of replacement flues on the rear elevation | Westfield House 87 West End Kirkbymoorside North Yorkshire YO62 6AD 23/00242/CAT | Reduce canopy of 21 metre tall Beech by 3- 4 metres and install a cobra style bracing system | 26

Castlegate Kirkbymoorside YO62 6BJ **No observations were recorded.**

P22043 Approval of Planning Application 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 was **noted**.

P22044 There were no questions to the Chair

P22045 The date of the next Planning Committee meeting on 17 April 2023 in Church House was **agreed**.

The meeting concluded at 7.27pm