



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of the Kirkbymoorside Town Council Planning Committee meeting held at Church House, Kirkbymoorside, on Monday 17 July at 7.15pm.

Present: Councillors J Coughlan, C Dowie, J Illingworth, A Riby, S Woodhams and J Wells.

Also Present: Cllr A Moffat, Town Clerk L Bolland and 1 member of the public (Architect for Planning Application 23/00196/MOUT).

Cllr Wells welcomed all present.

P23008 Apologies for absence

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

P23009 There were no Declarations of Interest in items on the agenda

P23010 Minutes and Matters Arising

- a. The draft minutes of the Planning Committee meeting on 19 June 2023 were **approved** and **signed**.
- b. There were no matters arising.

P23011 Public Session – Cllr Wells invited the member of the public to make representation, ask questions and give evidence at the relevant item of business on the agenda.

P23012 The following Planning Applications were **considered**:

- a. Revised plans and submission of further information in respect of planning application 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 were **noted**.

The member of the public, being the Architect of the application, noted that whilst the latest documents are linked to this meeting's agenda, having been issued to the Town Clerk directly, the correct drawing of the drainage strategy has still not been uploaded onto the planning portal.

They explained that the changes to the application are in response to the public consultation and feedback from Yorkshire Water and the Police. In order to accommodate the recommendations by Yorkshire Water there is now a surface water, or 'top water', connection into highways drainage and the drainage flow rate has been reduced from 3.5 to 2.7 litres per second.

In response to comments received from Keld Head residents the layout has been adjusted. Plots 1-4 have been moved 1.5m further from the site boundary and the fence has similarly been adjusted.

Cllr Illingworth asked if it is the appropriate time in the planning process to raise concern about provision of gas as a heating fuel on the development. The member of the public explained that

this type of enquiry is premature at this stage as the outline planning application does not include such detail. However, they offered assurance that consideration of heating options would need to be in compliance with the current regulations.

Cllr Illingworth also enquired as to whether it was known if the speed limit on Gillamoor Road would be affected to accommodate the increased number of vehicles feeding onto it from Keld Head Road. The member of the public explained that any conditions to be imposed by Highways would be detailed at later stages in the application but it is probably beyond the scope of this particular application to influence the speed restriction zones on Gillamoor Road.

Cllrs thanked the member of the public for their participation in the meeting.

No concerns recorded.

- b. ZE23/00694/FUL | Change of use of land to site 7no. touring caravans and replace 2no. touring caravan pitches with 3no. static pitches | Buzzers Pond Ings Lane Kirkbymoorside North Yorkshire YO62 6DN

No observations recorded.

- c. ZE23/00754/HOUSE | Erection of single-storey extensions to front and rear elevations | 8 Cedar Vale Kirkbymoorside YO62 6BU

No observations recorded.

- d. ZE23/00873/FUL | Change of use of Church House to 1no. one bedroom ground floor apartment and 1no. two bedroom first floor apartment with associated parking | St Chads 59 Piercy End Kirkbymoorside North Yorkshire YO62

No observations recorded.

P23013 Approval of Planning Application ZE23/00462/CLOPUD | Certificate of Lawfulness for a proposed use or development in respect of replacement white u-PVC framed windows in flats 38 to 49 | 38 To 49 Oxcroft Kirkbymoorside North Yorkshire YO62 6ER was **noted**.

P23014 There were no questions to the Chair

P23015 The date of the next Planning Committee meeting on 18 September 2023 in Church House was **noted**.

The meeting concluded at 7.39pm