



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of the Planning Committee meeting held at Church House on Monday 15 July 2024 at 7.10pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.

Present: Councillors J Coughlan (Chair), C Dowie, J Illingworth, A Moffat, H Shields and S Woodhams.

Also present: Town Clerk L Bolland

Cllr Coughlan welcomed all present.

P24009 Agenda item 1. Apologies for absence

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

P24010 Agenda item 2. There were no Declarations of Interest in items on the agenda.

P24011 Agenda item 3. Minutes and Matters Arising

- a. The draft minutes of the Planning Committee meeting on 17 June 2024 were **received** and **approved**.
- b. Matters arising
 - i. Information about the criteria for assignment of affordable housing, pursuant to minute P24004, was received as follows:

Allocation of affordable housing from a planning policy point of view

In the Ryedale area, there hasn't been a significant number of sites allocated *exclusively* for affordable housing in the recent past. Affordable housing is typically delivered as part of a wider housing scheme which has *both* market housing and affordable housing. The expectation on developers is that, for developments where more than five houses are approved, at least 35% of this should be affordable housing. For developments of fewer than five houses, the affordable housing contribution is a financial one. These expectations are enshrined in local planning policy (still currently the Ryedale Plan).

Affordable housing delivery is based on an identified need and, as part of the creation of the new Local Plan for North Yorkshire, North Yorkshire Council are underway in commissioning the evidence-gathering so it can fully understand the housing needs across the whole county, including affordable housing need.

Planning Officer, North Yorkshire Council

Housing criteria for allocation of affordable housing

Using Manor Woods as an example, there was a requirement to provide 79 affordable homes as part of the planning obligation. Countryside purchased an additional 40 units outside of the S106.

The 79 units have eligibility/local connection criteria attached to them. The additional 40 have no conditions. All of the 119 units have been purchased by 13 Group.

When the affordable units become available for allocation they are advertised on North Yorkshire Home Choice where the applicants for the 79 are assessed against the eligibility criteria and the allocation approved through Officers here at the Council in order to ensure the criteria is met.

There is no requirement for Council Officers to check the allocation criteria of the 40 which were purchased outside of the affordable allocation.

All 119 units would have needed to be purchased by the RP in order to manage and maintain the rented units and to manage the leases of the Shared Ownership units.

The Shared Ownership units have additional assessment criteria due to the nature of the tenure and the need for the purchaser to meet mortgage/rent requirements.

Should you wish to check the Legal Agreement relating to the scheme and the 79 units, you can do so on the public access to the North Yorkshire Planning Portal and the reference for the scheme is 13/00342/MOUT and you would need to check documents for DC App Legal Agreement.

The eligibility criteria was agreed with North Yorkshire Council as detailed below.

Housing Delivery Manager (Small Sites), Community Development - Housing

North Yorkshire Council

OCCUPANCY CRITERIA @ WESTFIELDS, KIRKBYMOORSIDE (MANOR WOODS) – COUNTRYSIDE PROPERTIES WITH THIRTEEN GROUP

All of the rented properties will be advertised on North Yorkshire Home Choice.

Thirteen Group will ensure that all of the Affordable Dwellings are occupied by persons who have first been approved by the Council and

1. Who have for a period of at least 3 years been ordinarily resident within the town of Kirkbymoorside, or
2. Who have been permanently employed in the town of Kirkbymoorside for 3 years or more, or
3. If no such person qualifies under paragraphs 1 or 2 above after a period of 4 weeks from a vacancy being advertised for occupation, a person ordinarily resident or permanently employed for a period of at least 3 years in any of the parishes of: Fadmoor, Gillamoore, Hutton-le-Hole, Appleton-le-Moors, Sinnington, Edstone, Nawton, Welburn and Nunnington for a continuous period of at least 3 years or
4. Who have a close family connection (parents, children or sibling) and have been ordinarily resident in one or more of the following parishes of : Fadmoor, Gillamoore, Hutton-le-Hole, Appleton-le-Moors, Sinnington, Edstone, Nawton, Welburn and Nunnington for a continuous period of at least 3 years or
5. If no such person qualifies under paragraphs 3 and 4 above, for occupation then a person ordinarily resident for a period of at least 3 years in any area of the District of Ryedale.
6. If no such person qualifies under paragraph 5 above, then persons who have a strong local connection with Ryedale District by one of the following means:
 - a) Any period of ordinary residence in the area of Ryedale District not immediately before the date on which any Affordable Dwelling becomes vacant,
 - b) Through their work, provide important services to Ryedale District and who needs to live closer to the local community or who have employment within the area of Ryedale District, or
 - c) Family connection in the area of Ryedale District for a period of at least 3 years.

Thirteen Group shall, on request from the Council, provide evidence that the conditions have been complied with in relation to any particular occupier or occupiers of the affordable housing.

Cllr Illingworth proposed publication of the information on the Town Council website.

Agreed.

- II. The statistics of crimes and anti-social behaviour in Kirkbymoorside for the period from July 2021 to July 2024, were **received** pursuant to minute P24008.

ASB and Crime figures for Kirkbymoorside for 2021 - 2024

07/07/2021-07/07/2024

Asb incidents for Kirkby 134

Crimes 405

07/07/22 - 07/07/24

Asb 96

Crime 288

07/07/23 – 07/07/24

Asb 66

Crime 147

Kirkbymoorside remains a low crime area.

Cllr Coughlan reiterated the importance that all incidents of criminal and anti-social behaviour are reported to the police via 101 as the appropriate means and proposed further promotion of this message to the public. **Agreed.**

Cllr Dowie expressed disappointment that no police representation will be made at a Town Council meeting for the foreseeable future due to staff scheduling conflicts. She proposed the police be invited to attend a separate meeting with members of the Council in order to provide information of how the police are actively engaging with the community and local policing matters. **Agreed.**

Cllr Illingworth proposed the Town Council request arrangement of regular engagement between the police and the Kirkbymoorside community, which historically was available when local authorities including the police, North Yorkshire County Council and Ryedale District Council had representation at Church House. **Agreed.**

P24012 Agenda item 4. There were no members of the public present.

P24013 Agenda item 5. Planning Applications

- a. ZE24/00418/FUL | Use of site for wedding venue with a temporary alternative access and access arrangements (Cond 05 and Cond 06 of planning permission 17/01455/FUL) for a maximum of 13no. weddings in 2024 only from May 2024 through to September 2024 | Deep Dale Farm House Village Street Keldholme Kirkbymoorside North Yorkshire YO62 6LE Amended details available to view online dated 01.07.2024

No additional observations recorded

- b. ZE24/00521/FUL | Change of use of maintenance storage building to a mixed use of maintenance storage building, butchery, staff welfare facilities and offices (part retrospective) | Ravenswick Hall Young Bank Lane Kirkbymoorside North Yorkshire YO62 7LT

No observations recorded

P24014 Agenda item 6. Approval of Planning Application ZE24/00234/FUL | Change of use and alterations to include rendering in a light cream colour and installation of timber framed double glazed windows to existing single storey stables, store and office building to form 1no. two-bedroom site managers dwelling | Buzzers Pond Ings Lane Kirkbymoorside North Yorkshire YO62 6DN was **noted**.

P24015 Agenda item 7. Questions to the Chair

Cllr Illingworth asked why Planning Application ZE24/00234/FUL had been approved by the Planning Authority despite the Town Council's objection to the change of use in an area of open countryside not designated for residential development.

The Town Clerk referred to the Decision Notice wherein the proposed development was approved in accordance with Local Plan Strategy Policies and the Planning Authority determined that there are no other material considerations that outweigh the development plan policies.

Cllr Woodhams further commented that Condition 04 of the decision Notice addresses the Town Council's concerns of residential expansion by stipulation that the dwelling is occupied only by persons connected with the business as residential development would not normally be permitted.

P24016 Agenda item 8. The date of the next Planning Committee meeting on 16 September 2024 in Church House was **agreed**.

The meeting concluded at 7.26pm