



KIRKBYMOORSIDE TOWN COUNCIL

Church House
7 High Market Place
Kirkbymoorside
YO62 6AT

Tel: 01751 432217

town.clerk@kirkbymoorsidetowncouncil.gov.uk

Minutes of the Planning Committee meeting held at Church House on Monday 16 September 2024 at 7pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.

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

Also present: Town Clerk L Bolland and 1 member of the public

Cllr Coughlan welcomed all present.

P24017 Apologies for absence

- a. Apologies for absence given in advance of the meeting were **received** from Cllrs Moffat and Shields
- b. Reasons given for absence were **approved**.

P24018 There were no Declarations of Interest in items on the agenda.

P24019 Minutes and Matters Arising

- a. The draft minutes of the Planning Committee meeting on 15 July 2024 were **received** and **approved**.
- b. There were no matters arising.

P24020 Public Session – the member of the public did not wish to make representation in respect of any items of business.

P24021 The following Planning Applications were **considered**:

- a. 21/00518/MOUT | Hybrid Planning Application comprising 1) Application for full planning permission for the erection of a commercial building for the immediate expansion of Sylatech (Phase 1), together with the reorganisation of the existing car park, formation of new access from West Lund Lane, parking and landscaping. 2) Full planning permission for the erection of 67no. dwellings comprising 11no. four bedroom dwellings, 42no. three bedroom dwellings and 14no. two bedroom dwellings, together with new access from West Lund Lane and associated parking, landscaping and drainage works. 3) Outline planning permission for the extension of the first phase building (Phase 2) with further commercial development to the East of West Lund Lane (Phase 3). Approval sought for access only. 4) Full planning permission for works to West Lund Lane and the former railway bridge. | Land East of West Lund Lane Kirkbymoorside

Cllr Dowie made the following observations in respect of the amended application:

- i. Members of the public have raised concern about pedestrian access from West Lund Lane to the residential development. However, information detailed in the 'Local Highway Authority Considerations and Recommendations' document explains that where there is a single footway on West Lund Lane, the road width is considered appropriate for residential traffic and the proposals include widening the road

where the lane narrows beyond the bridge and the addition of a footway providing two new accesses further South along West Lund Lane.

- ii. Concerns about the increased volume of traffic on West Lund Lane remain valid.
- iii. It is apparent that the concerns submitted in response to the original application regarding noise associated with the industrial expansion have been taken seriously by the applicant and suitable address has been sought by appropriate experts and solutions proposed.
- iv. Whilst it is important to retain Sylatech in Kirkbymoorside, as a valued employer and significant industry, there are concerns about the associated expansion onto Green Field sites.

Cllr Illingworth made the following observations in respect of the amended application:

- i. Sylatech is a significant employer in the town and whilst it is important to retain this industry the objections by neighbouring residents is understood. Extension of a manufacturing plant next to residential properties will always be an issue.
- ii. Evidence of the measures for noise abatement, as detailed in the amended application, are positive.
- iii. Concerns have been raised about the structural integrity of the bridge on West Lund Lane and whether it has sufficient weight bearing capacity for an increased volume/nature of traffic.
- iv. There is a good mix of houses proposed, including bungalows and terraced properties, to suit different circumstances, rather than just 'executive homes' which is good to see.

Cllr Riby shared the opinion that residential housing and industrial premises in proximity is not ideal, in any situation.

Cllr Coughlan proposed, other than material planning concerns already raised and supported by the Town Council, to encourage residents to make representation to the Planning Authority, North Yorkshire Council, with any observations. The Town Council shares concerns about the integration of residential and industrial development and the adverse impact to existing residents of increased traffic, pollution and noise associated with the application. However, it also would encourage Sylatech to retain its business premises in Kirkbymoorside. **Agreed.**

- b. ZE24/00888/FUL | Change of use of land and installation of 1no. shepherds hut for use as a holiday let | Velgrae Barn Carter Lane Kirkbymoorside North Yorkshire YO62 6DS **No Observations recorded.**
- c. ZE24/01629/FUL | Erection of 1no. General Industrial Building for Use Class B2 | Kirkby Mills Industrial Estate Wits End Kirkby Mills Industrial Estate Kirkbymoorside North Yorkshire **No Observations recorded.**

P24022 The following Planning Decisions were **noted**:

- a. ZE24/00326/HOUSE | Installation of 2no. double glazed timber framed sliding sash windows as replacement to existing single glazed timber sliding sash windows | 38 Piercy End Kirkbymoorside North Yorkshire YO62 6DF Approval
- 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 Approval

- c. ZE24/00959/FUL | Erection of general purpose agricultural storage building | Field 1173 Keldholme York Approval
- d. ZE24/00998/HOUSE | Erection of single storey side extension | Broad View New Road To Kirkdale Lane Kirkbymoorside North Yorkshire YO62 7HB | Approval

P24023 There were no Questions to the Chair.

P24024 The date of the next Planning Committee meeting on 21 October 2024 in Church House was **agreed.**

The meeting concluded at 7.11pm