



## KIRKBYMOORSIDE TOWN COUNCIL

Church House  
7 High Market Place  
Kirkbymoorside  
YO62 6AT

Tel: 01751 432217

[town.clerk@kirkbymoorsidetowncouncil.gov.uk](mailto:town.clerk@kirkbymoorsidetowncouncil.gov.uk)

### **Minutes of the Planning Committee meeting held at Church House on Monday 21 October 2024 at 7.15pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.**

**Present:** Councillors J Coughlan (Chair), C Dowie, J Illingworth and H Shields.

Also present: Councillor A Moffat, Town Clerk L Bolland and 4 members of the public.

Cllr Coughlan welcomed all present.

#### **P24025** Apologies for absence

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

**P24026** There were no Declarations of Interest in items on the agenda.

#### **P24027** Minutes and Matters Arising

- a. The draft minutes of the Planning Committee meeting on 16 September 2024 were **received** and **approved**.
- b. There were no matters arising.

**P24028** Public Session – Members of the public were in attendance to make representation on behalf of Ryedale Group in respect of planning application ZE24/05381/FUL, agenda item 5e.

Cllr Coughlan proposed to revise the order of the agenda to consider item 5e. as the next item of business. **Agreed**.

#### **P24029** The following Planning Applications were **considered**:

- a. Agenda item 5e. ZE24/05381/FUL Information was **received** on the proposed installation of 2no. covered Padel Tennis Courts | Ryedale Group Kirkdale Road Kirkbymoorside:

Ryedale Group propose to install two covered Padel Tennis courts on the car park at Ryedale Printers off the A170, easily accessible by foot or cycle for residents of the town. The proposed works for which planning permission is sought comprise of a change of use of land from car parking to Class F.2 (Local community) for use as an area for outdoor sport. Erection of 2no. covered Padel Tennis courts and provision of associated vehicle and cycle parking and landscaping.

It is considered that the development of 2no. padel courts in a central location in the town on Brownfield land, adjacent to the A170, satisfies the criteria of the Local Plan policies and the requirement for additional leisure facilities in the Kirkbymoorside. The proposed development will bring an exciting new covered outdoor sports facility for the local community and others in the area to use, which is accessible and will appeal to a range of age groups and abilities.

The proposals have been submitted to North Yorkshire Council as the Local Planning Authority (LPA), and subject to pre-application discussions and advice has been received. The development proposals are considered to satisfy relevant policies of the Local Plan and guidance in other documents, including the NPPF. The planning application has now been submitted but as at 21 October the application has not yet been registered and is not live on the Planning Authority's website. The process will involve extensive consultation locally including with the existing sports clubs and providers.

Cllr Coughlan thanked Mr Buffoni for the information provided and commended Ryedale Group's community centric plan to utilise the underused car park.

Cllr Illingworth asked about the provision of parking on the site.

The applicant explained that the Proposed Site Layout shows how the parking for the padel courts will be laid out and made separate to the parking and manoeuvring areas used by the adjacent commercial uses. There will be 8 vehicle parking spaces and an area for secure cycle storage, although it is anticipated that for the majority of the time the courts would not attract eight separate vehicles to the site. Additionally, overspill parking spaces will be provided in the WeStore car park, accessed via steps to the south of the courts.

- b. Agenda item 5a. ZE24/00249/HOUSE - Amended material change to the original application | Installation of 5no. replacement white timber framed double glazed windows on the front elevation (part retrospective), 2no. white timber framed double glazed windows on the rear elevation and installation of replacement timber door on the front elevation | Cricketers Arms 80 West End Kirkbymoorside North Yorkshire YO62 6AF **No observations recorded.**
- c. Agenda item 5b. ZE24/01629/FUL - Amended description | Erection of 1no. General Industrial Building for Use Class B2 and the provision of compensatory flood storage | Kirkby Mills Industrial Estate Wits End Kirkby Mills Industrial Estate Kirkbymoorside North Yorkshire **No observations recorded.**
- d. Agenda item 5c. ZE24/04335/FUL | Installation of external shopping trolley storage bay | Co-Op Piercy End Kirkbymoorside **No observations recorded.**
- e. Agenda item 5d. ZE24/05184/FUL | Erection of 2no. light industrial units | 46C Dove Way Kirkby Mills Industrial Estate Kirkbymoorside York YO62 6QR **No observations recorded.**

**P24030** The status of Planning Application 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 was **noted. Withdrawn**

**P24031** Questions to the Chair

Cllr Dowie asked if it would be possible to make representation to the Planning Authority, on behalf of affected residents of Keldholme and ongoing concerns in respect of the activities at Deepdale Farm associated with Planning Application ZE24/00418/FUL. There has been a catalogue of unauthorised activity and repeated breaches of planning conditions at the venue and it is feared that despite the withdrawal of the application these contraventions will continue in the absence of any enforcement by the Planning Authority.

Subsequent to issue of the agenda the following Notices have been issued by the Planning Authority, North Yorkshire Council:

The council's planning policy consultation on an application for the designation of a neighbourhood plan forum and a neighbourhood plan area for Harrogate. The consultations will be available to view between the following dates:

**Start date:** Wednesday 16 October 2024 09:00 (9am)

**End date:** Wednesday 27 November 2024 17:00 (5pm)

<https://northyorks-consult.objective.co.uk/kse/>

An appeal in respect of Planning Application 23/00273/FUL | Erection of 1 no. four bedroom dwelling with associated parking, landscape and amenity area | Land North Of Ancoats Piercy End Kirkbymoorside. The appeal will be determined on the basis of written representations by 14 November 2024. The Planning Committee recorded no observations at the meeting dated 18 September 2023 Minute P23020

**P24032** The date of the next Planning Committee meeting on 18 November 2024 in Church House was **agreed**.

The meeting concluded at 7.34pm