



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 17 February 2025 at 7.20pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.

Present: Councillors C Dowie, A Riby and S Woodhams.

Also present: Councillor A Moffat, Town Clerk L Bolland and 1 member of the public.

P24055 Cllr Woodhams was elected to Chair the meeting.

P24056 Apologies for absence

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

P24057 There were no Declarations of Interest in items on the agenda.

P24058 Minutes and Matters Arising

- a. The draft minutes of the Planning Committee meeting on 20 January 2025 were **received** and **approved**.
- b. There were no matters arising.

P24059 Public Session - to allow members of the public to make representations, ask questions and give evidence in respect of any items of business

P24060 Information regarding the North Yorkshire Council Local Plan was **received**.

The process started with the 'call for sites' in April 2024 when North Yorkshire Council invited landowners, site promoters and developers to submit sites for consideration as allocations in the local plan. These submissions are for a range of uses. The majority are for residential use with additional submissions for employment, retail, and so on.

North Yorkshire Council have now published information about the sites via the Call for Sites webpage: <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/call-sites-north-yorkshire-local-plan>

Cllr Dowie expressed concern that sites submitted in Kirkbymoorside include those affected by flooding notably two plots south of Swineherd Lane, two sites north of Kirby Mills and land west of Alderson House. The plots between Swineherd Lane and Kirby Mills are known to be affected by surface water flooding and the run off subsequently is a key contributor to the flooding issues in Kirby Mills. It is feared that development of the sites will exacerbate the situation.

Cllr Riby referred to the submission of the site south of the A170 opposite Manor Woods and commented that upon visiting this site previously it lends itself well to residential development.

P24061 The following Planning Applications were **considered**:

- a. ZE24/07281/FUL | Conversion of part of garage to a mixed use of residential annex and holiday let (Retrospective) | Highfield House Kraig Lane Keldholme YO62 6NJ **No observations recorded.**
- b. ZE25/00084/CAT | Fell 3 No. Conifer trees | Yard House 2B Tinley Garth Kirkbymoorside YO62 6AR **No observations recorded.**

Since issue of the agenda the notification of the following application has been received: ZE25/00180/CLEUD Certificate of Lawfulness for an existing use or development in respect of the works for the erection of art conservation studio were substantially completed more than four years before the date of this application | 26 Piercy End Kirkbymoorside North Yorkshire YO62 6DF. In this application, the applicant has to prove that the existing building constituted permitted development and no planning permission was required. The closing date for observations is March 6th 2024.

P24062 The following Decision Notices were **noted**:

- a. ZE24/08073/HOUSE | Erection of garage | 31 Keld Head Orchard Kirkbymoorside North Yorkshire YO62 6EF **Approval**
- b. ZE24/07633/ADV | Display of 1no. externally illuminated fascia sign, 8no. non illuminated window vinyl | 27-29 Market Place Kirkbymoorside North Yorkshire YO62 6AA **Approval**

P24063 There were no Questions to the Chair.

P24064 The date of the next Planning Committee meeting on 17 March 2025 in Church House was **agreed**.

The meeting concluded at 7.32pm.