



KIRKBYMOORSIDE TOWN COUNCIL

Church House
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Minutes of the Planning Committee meeting held at Church House on Monday 20 October 2025 at 7.20pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.

Present: Councillors J Coughlan, (Chair), C Dowie and A Moffat.

Also Present: Town Clerk L Bolland and four members of the public.

P25028 Apologies for absence

- a. Apologies for absence given in advance of the meeting were **received** from Cllrs C Bettany, A Riby, H Shields and S Woodhams.
- b. Reasons given for absence were **approved**.

P25029 There were no Declarations of Interest in items on the agenda.

P25030 Minutes and matters arising

- a. The Minutes of the meeting dated 15 September 2025 were **received** and **approved**.
- b. There were no matters arising.

P25031 Public Session – Cllr Coughlan invited members of the public to make representation at the relevant agenda item of interest.

P25032 Keldholme Priory, Village Street, Keldholme, Kirkbymoorside, YO62 6LZ

- a. The Committee **received** the response of the Case Officer that dealt with the application and information specific to the designation of Visually Important Undeveloped Areas, Minute P25022. The committee acknowledged that the application does not comply with the Local Plan Policy SP16.
- b. The correspondence from the Applicant was reconsidered and the committee agreed no change in position. The observations recorded at the September meeting, that erection of buildings on the paddocks would unnecessarily alter the landscape, remain valid.

P25033 The following Planning Applications were considered:

- a. [ZE25/00958/73A](#) | Variation of condition 02 of planning approval 22/00342/FUL dated 08.06.2022 to allow for the alteration to the highway turning head shown on the plan KWL/093/03/503 (Revision A) dated June 2021 | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG **No observations recorded**.
- b. [ZE25/01014/HOUSE](#) | Erection of a single-storey side and rear extension | 1 Cartoft Cottages Keldholme To Lime Lane Keldholme North Yorkshire YO62 6NU **No observations recorded**.
- c. [ZE25/01007/LBC](#) | Installation of illuminated and non-illuminated signs to the exterior of the building and redecoration of the exterior | George And Dragon Hotel 17 Market Place Kirkbymoorside North Yorkshire YO62 6AA

- d. [ZE25/01018/ADV](#) | Installation of illuminated and non-illuminated signs to the exterior of the building | George And Dragon Hotel 17 Market Place Kirkbymoorside North Yorkshire YO62 6AA

Items c. and d. were considered together.

Cllr Dowie referred to the additional floodlights and the necessity to preserve 'Dark Skies' by ensuring that the light pollution is kept to a minimum. **Agreed.**

- e. [ZE25/01047/CAT](#) | Remove 3no. Birch Trees | The Manse 19 Dale End Kirkbymoorside YO62 6EE **No observations recorded.**
- f. [ZE25/01058/CAT](#) | Crown reduce 1no. Sycamore tree by approx 15m | Low Hall Dale End Kirkbymoorside YO62 6ED

A member of the public explained that they are the property owner, not the applicant, and expressed concern that an application has been submitted for works affecting one of their trees in the absence of any inspections having been carried out by appropriately qualified persons.

Cllr Coughlan proposed representation to the Planning Authority that determination of the application is appropriately based upon recommendations from the tree conservation officer. **Agreed.**

- g. [ZE25/01051/HOUSE](#) | Replace 7no. existing wooden frame windows of varying styles and degrees of rot and decay with 7no. wooden frame windows of uniform cottage-like style | 52 West End Kirkbymoorside North Yorkshire YO62 6AF **No observations recorded.**

P25034 Approval of Application ZE25/00899/FUL | Change of use of an existing agricultural storage building to a general storage building | Field 1173 Keldholme To Lime Lane Keldholme North Yorkshire YO62 6NT was **noted**.

P25035 There were no Questions to the Chair.

P25036 The date of the next Planning Committee meeting on 17 November 2025 in Church House was **agreed**.

The meeting concluded at 7.27pm.