



KIRKBYSIDE TOWN COUNCIL

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Minutes of the Planning Committee meeting held on 15 December 2025 at 7.10pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.

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

Also Present: Town Clerk L Bolland and 5 members of the public.

P25045 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**.

P25046 There were no Declarations of Interest in items on the agenda.

P25047 Minutes and matters arising

- a. The Minutes of the meeting dated 17 November 2025 were **received** and **approved**.
- b. There were no matters arising.

P25048 Public Session – Members of the public expressed an interest in agenda items 5e. and d. Cllr Coughlan proposed to revise the order of the agenda to consider items 5e. and d. as the next matter of business. **Agreed**.

P25049 The following Planning Applications were **considered**:

- a. [ZE25/01185/FUL](#) | Change of use of land to 1no. private traveller pitch (retrospective) | Land At Manor Vale Lane Kirkbymoorside

Members of the public expressed concern about the use of the site. The caravan has been in situ for several years and has been occupied for more than a year. Since its occupation there have been issues with noise nuisance, both from the barking dogs and foul and abusive language, at volume, from the occupants. Use of the site also poses environmental concerns through use of the generator at all hours, creating significant noise and fumes, and also concern about disposal of waste in the absence of any waste management facilities.

It was noted that the caravan located at the industrial unit designated for Andrea's Dairy has been in situ for several months. During this time complaints have been made by residents walking in Manor Vale woodland. The complaints have been specific to noise caused by dogs barking, unauthorised residential use of the industrial site and environmental concerns regarding waste disposal.

Cllr Dowie expressed concern about the length of time that the occupants have been living in site, contrary to its permitted use as an industrial site, before an application has been made to seek permission to do so.

Cllr Coughlan explained that residential approval has historically been refused at this site, the latest being Planning Application 17/01450/FUL. Documents associated with all planning application for the site include the Environment Agency Surface Water Flood

Map, which identifies the application site within an area at high risk of flooding from surface water.

The location is not suitable for designated use as “private traveller pitch” as it does not comply with the guidelines set out in the Communities and Local Government ‘Designing Gypsy and Traveller Sites’ Good Practice guide. This is not exclusive to the size of the pitch, lack of site services and facilities, and location on an industrial site within an area at high risk of surface water flooding.

The Planning Committee **do not support** the application on the basis that the site is not suitable for residential use and should remain in use for the purpose it was originally intended

- b. [ZE25/01183/MOUT](#) | Outline planning application for the residential development of 76 dwelling with access, layout and landscaping considered. Details of scale and appearance are reserved for a later date. | Land To The West Of West Lund Lane Kirkbymoorside

Cllr Dowie referred to the consultation response by the Police, specifically regarding the proposed underpass through the former railway embankment. The police response explains that underpasses can quickly become a magnet for antisocial behaviour and details a plethora of measures that would need to be taken and additional infrastructure such as vandal resistant lighting, modifications to the entrance/exit walls and wall finishes etc. in order to address the safety concerns that this option would create. The alternative option would be a ramped access path to go over the embankment. From a safety perspective North Yorkshire Police would prefer this option.

Cllr Dowie proposed that as the application progresses it is important to reinforce the police’s stance regarding safety. **Agreed**.

Members of the public expressed their opposition to the application and the following concerns were **noted**:

“This site is not allocated for development in the extant local plan.

The site has already been submitted to NYC through the “Call for Sites” process and will be considered at a later date as to whether it should be included, or not, in the developing new local plan that is targeted for approval around 2028.

This application is therefore premature and ill conceived. It is clearly trying to circumvent the Councils democratic decision making processes leading to it adopting a new local plan.

The new site access for the development is south of the A170. It is opposite the existing junction for West Fields and only a very short distance from the relatively new junction for Windmill Avenue and the West Lund and West Lund Lane junctions. This new access onto an already busy and fast flowing A 170 will create further congestion and safety issues due to the need for vehicles and pedestrians to cross the A 170 with no central traffic island or RH turn lane provided.

The RDC Local Plan document notes that “the Local Plan Strategy identifies that development should, generally, be to the North of the A170... development to the south of the town should “consolidate existing redevelopment opportunities without redefining the traditional built form of the town”.

The same council document under local sustainability issues flags the limited sewerage capacity to the west and south of the town.

The application proposes a pumping station be located broadly in the southern area of the northern field that floods and shows the bottom row of housing to be adjacent to it. These issues around sewage removal and capacity are of grave concern particularly for the nearest residents.

No mention is made as to whether Yorkshire Water will definitely adopt the sewerage system on completion but if not, there will be years of misery and problems for the residents to contend with but with no one to resolve the potential problems of lack of, or no maintenance of the pumping station and all remedial repairs.

No evidence of housing need has been provided and in addition Kirkbymoorside is, according to the development plan policy SP1, a secondary focus for development in the settlement hierarchy for future developments, and of course it has already exceeded its minimum allocation of 300 dwellings.

There are numerous errors contained with the supporting documents that are clearly not relevant to this site and this demonstrates a lack of understanding of the site and the locality.

The Police, Designing Out Crime Officer, has already responded to the Council but in all probability has not inspected the site as the application is not compliant with the Crime and Disorder Act or the Safer by Design requirements in that none of the housing has been provided with natural surveillance of the lower area of PoS beyond the disused railway embankment; an essential requirement to meet Secure by Design standards. The southern field PoS accounts for around half of the total development area of this application

An underpass is proposed through the railway embankment but it too will not benefit from natural surveillance by the housing, nor will the holding pond that is proposed in the lower field and therefore this is all a grave concern particularly as the site is clearly being designed to accommodate families with children and young people. If approved as is there will be significant opportunities for perpetrators of crime and ASB to run amok. The Police should be asked to withdraw and reconsider their current response and resubmit a fully encompassing report for the whole site with the red line.

There are no proposals to improve bus services despite the applicant demonstrating in their transport plan that there are no bus services at times to assist people get to and from work or to early/ late in the day hospital appointments.

There is nothing proposed to improve access to local NHS services particularly NHS dentistry. The local dentist surgery already has a massive NHS waiting list that they cannot accommodate.”

Cllr Dowie agreed with the concerns raised by members of the public and supported their objections to the outline planning application.

Cllr Bettany commented on the mention that the supporting documents are inaccurate and made specific reference to the description of the neighbouring plot as 'lawn'. This area is known to be a paddock and has always been used for agricultural purposes, namely grazing. The description as a 'lawn' is indicative that the land use is residential, which it is not.

- c. [ZE25/01153/HOUSE](#) | Erection of pent shed in garden (retrospective) | 35 Feversham Drive Kirkbymoorside North Yorkshire YO62 6DH **No observations recorded**
- d. [ZE25/01182/HOUSE](#) | Erection of timber garage (retrospective) | 25 Ryedale Crescent Kirkbymoorside North Yorkshire YO62 6EJ Cllrs expressed concern about the size of the

structure having been erected without proper planning permission and the potential for property creep¹, to the detriment of neighbouring properties.

P25050 Planning Decisions were noted:

- a. [Approval](#) 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
- b. [Approval](#) ZE25/01014/HOUSE | Erection of a single-storey side and rear extension | 1 Cartoft Cottages Keldholme To Lime Lane Keldholme North Yorkshire YO62 6NU
- c. [Approval](#) 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
- d. [Approval](#) 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
- e. [Approval](#) ZE25/01122/FUL | Installation of replacement windows and door to whole property | Boulton & Cooper Ltd 1 Market Place Kirkbymoorside North Yorkshire YO62 6DE

P25051 Questions to the Chair

Referring to the Beadlam and Nawton Neighbourhood Area consultation, Cllr Woodhams asked if consideration should be given to develop a Kirkbymoorside Neighbourhood Plan? He requested inclusion of an item on the agenda of the next appropriate meeting to receive information, including any associated costs, and feedback from local council's that have already adopted a Neighbourhood Plan. **Agreed.**

P25052 The date of the next Planning Committee meeting on 19 January 2026 in Church House was agreed.

The meeting concluded at 7.34pm.

¹ 'property creep' - the gradual, incremental expansion of development or changes in a property's use, often achieved through a series of minor adjustments or without proper planning permission. This can include adding small extensions, paving over gardens, or subtly shifting a building's function, potentially leading to significant cumulative impacts that would not have been permitted if proposed all at once.