



KIRKBYMOORSIDE TOWN COUNCIL

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Minutes of the Planning Committee meeting held on 19 January 2025 at 7.20pm in Church House, 7 High Market Place, Kirkbymoorside, YO62 6AT.

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

Also Present: Town Clerk L Bolland and 4 members of the public.

P25053 Apologies for Absence

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

P25054 There were no Declarations of Interest in items on the agenda.

P25055 Minutes and matters arising

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

P25056 Public Session – a member of the public provided representation in respect of application [ZE25/01239/FUL](#) and provided a summary of events affecting the land at Manor Vale Lane. Clarification was provided that the member of the public has no involvement or association with the activities at the site related to retrospective application [ZE25/01185/FUL](#) for change of use of land to 1no. private traveller pitch. (Objections to Planning Application [ZE25/01185/FUL](#) recorded by the Town Council Planning Committee at Minute 25049 dated 15 December 2025)ⁱ

In response to issues affected by the occupants at the site associated with [ZE25/01185/FUL](#) application has been made to North Yorkshire Council Highways Authority for the introduction of a traffic regulation order to address highway safety and congestion issues on the road, in breach of Condition 05 of the planning permission granted for the site 22/00342/FUL. The request is for a formal/enforceable 4-tonne Weight Limit Traffic Regulation Order *“in the interest of highway safety and in accordance with Policy SP20 of the Local Plan Strategy”*. (extract of Decision Notice APPN No: 22/00342/FUL)

P25057 The following Planning Applications were **considered**:

- a. [ZE25/01232/HOUSE](#) | Erection of two single-storey extensions and alterations to existing cottage | Reservoir Cottage Park Lane Kirkbymoorside North Yorkshire YO62 6BN **No observations recorded**.
- b. [ZE25/01233/FUL](#) | Erection of a two storey 3no. bed dwelling | 66 Piercy End Kirkbymoorside North Yorkshire YO62 6DF **No observations recorded**.
- c. [ZE25/01239/FUL](#) | Installation of temporary meter housing cabinet and green mesh fencing (retrospective) | Land At 469440 486913 Manor Vale Lane Kirkbymoorside **No objections recorded**.

P25058 The following Planning Decisions were **noted**:

- a. [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
- b. [Approval](#) ZE25/01147/HOUSE | Erection of a domestic storage building for the storage of vintage tractors and a domestic garage/ workshop area | High Hagg Farm Bungalow Starfits Lane Fadmoor North Yorkshire YO62 7JF

P25059 There were no Questions to the Chair.

P25060 The date of the next Planning Committee meeting on 16 February 2026 in Church House was **agreed**.

The meeting concluded at 7.28pm.

ⁱ Minute P25049 of the Town Council Planning Committee meeting dated 15 December 2025: [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.