



## KIRKBYMOORSIDE TOWN COUNCIL

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### **Minutes of a Planning Committee meeting of the Kirkbymoorside Town Council held at Church House, Kirkbymoorside, on Monday 21<sup>st</sup> November 2016 at 7.00pm**

**Present:** Councillors A Ashworth, J Cossins, C Dowie, J Watson and J Wells.

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

Councillor Ashworth opened the meeting and welcomed all present.

#### **P16032 APOLOGIES FOR ABSENCE**

None.

#### **P16033 DECLARATIONS OF INTEREST**

None.

#### **P16034 MINUTES & MATTERS ARISING**

The minutes of the Planning Committee meeting held on 17<sup>th</sup> October 2016 were **approved** and **signed**.

There were no matters arising.

#### **P16035 PUBLIC SESSION**

A member of the public provided information with regards to Planning Application 16/01727/HOUSE to be considered at item 5c on the agenda. The property owners have had an informal consultation and site visit with the RDC Planning Advisers and assured the Planning Committee that they have taken on board the comments and suggestions of the advisors and applied these to the Planning Application. Historically the property had one large dormer which was removed approximately 5 years ago. Neighbouring properties have had dormer windows installed since the Conservation Area status was applied to West End. Subsequently, the proposed modifications, which will only be visible from the rear for the property, will be in keeping with the neighbouring properties.

A member of the public wished to express support of the Planning Application 16/01658/OUT to be considered at agenda item 5b on the agenda but reiterated concern about the inadequate drainage in the south of Mano Vale.

#### **P16036 PLANNING APPLICATIONS**

- a. 16/01654/HOUSE | Erection of a detached timber shed | 47 Piercy End Kirkbymoorside YO62 6DQ

No Comment

- b. 16/01658/OUT | Erection of 6no. three bedroom terraced dwellings (site area 0.21ha) | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

The proposal for residential development on part of the site of the former County Council depot on Manor Vale Lane, Kirkbymoorside was considered.

The Planning Committee agree that the proposal would greatly benefit the site on provision that measures are implemented to reflect the expert advice previously provided in detailed reports to address the inadequate drainage to the south of Manor Vale.

The Planning Committee would like to re-submit the observations submitted in respect of the previous applications 15/01156/OUT and 15/01156/MOUT, the comments remain valid for this application, as follows:

Attention must be drawn to the repeated incidences of surface water flooding in Kirkbymoorside and the impact on existing houses in Manor Vale. Video and photographic evidence of the floods previously submitted to Alan Hunter should be brought to the attention of the Planning Committee.

The introduction of additional impermeable surface areas, would exacerbate the ongoing issues of flooding in Manor Vale, and the detrimental impact that this would have to the existing properties. It is important that the developer addresses the matter of drainage in sufficient detail to allay any fears and a demonstration of suitable surface water management proposals should be provided.

The Planning committee confirmed its support of the plans for residential development.

- c. 16/01727/HOUSE | Installation of 2no. conservation rooflights to front elevation and 2no. dormer windows and 1no. conservation rooflight to rear elevation | 9 West End Kirkbymoorside YO62 6AD

Councillor Ashworth has carried out a site visit and Councillors Cossins and Wells reside in close proximity to the property. It is the opinion of the Planning Committee that the proposed installations of dormer windows to the rear and conservation rooflights to the front and rear elevations is an effective way to maximise the interior space of the attic whilst also ensuring that the exterior of the property will be in keeping with the neighbouring properties. Historically there was a single large dormer which spanned the majority of the rear elevation. This was removed as recently as 5 years ago. The proposed installations to the rear of the property are considerably more favourable to the former dormer and will greatly enhance the aesthetic and functionality of the property.

The Planning committee fully supports the planning application and appreciates the reasons for the size of the proposed installations. The design is in keeping with dormer windows on neighbouring properties.

It is requested that these observations are circulated to members of the Planning Committee for favourable consideration.

- d. 16/01767/HOUSE | Erection of single storey extension to side elevation | 16 Oak Close Kirkbymoorside YO62 6PR

No Comment

- e. 16/01785/FUL | Erection of building to form an additional laundry processing facility | Yorkshire Laundry Service Ings Lane Kirkbymoorside YO62 6DN

The Planning Committee support this application. It is good to see expansion and progressive development of a local business.

- f. 16/01770/HOUSE | Erection of single storey extension to rear and side elevations and detached double garage following removal of existing conservatory | 41 Keld Head Orchard Kirkbymoorside YO62 6EF

No Comment

- g. 16/01794/HOUSE | Erection of single storey extension and conservatory to side elevation. | 8 Ripley Close Kirkbymoorside YO62 6BS

No Comment

- h. 16/01831/HOUSE | Erection of conservatory to rear elevation following demolition of existing conservatory (revised details to approval 16/01079/HOUSE dated 02.08.2016) | Dovecote Keldholme Priory Village Street Keldholme Kirkbymoorside YO62 6LZ

No Comment

**P16037** The following planning decisions were noted:

- a. 16/01229/FUL | Erection of single storey rear extension following demolition of existing single storey rear extensions together with alterations to shop front to include replacement of 3no. ground floor windows with 2no. display windows | Barclays Bank 23 Market Place Kirkbymoorside YO62 6AA **Approved**
- b. 16/01352/ADV | Display of 1no. internally illuminated text fascia name sign to the three sides of the vehicle showroom, 1no. internally illuminated wall mounted "Service & Parts" sign, 1no. internally illuminated post mounted "Service & Parts" sign, 1no. non-illuminated ground mounted directional sign and 2no. non-illuminated wall mounted information signs | Ryedale Garages 1946 Ltd Piercy End Kirkbymoorside YO62 6DG **Approved**
- c. 16/01220/LBC | External and internal alterations to include erection of rear extension to house a lift serving the ground and first floors, installation of wall-mounted lights and 2no. wall-mounted notice boards, removal of secondary glazing from north elevation ground floor windows together with internal partitioning and levelling of access to facilitate wheelchair accessibility, revised toilet facilities and formation of first floor kitchen following removal of stair lift and first floor staircase | Memorial Hall Market Place Kirkbymoorside YO62 6DA **Approved**
- d. 16/01557/FUL | Change of use of dwelling (Use Class C3) to an office (Use Class A2) (retrospective) | 24 Howe End Kirkbymoorside YO62 6BD **Approved**

**P16038** It was **noted** that the Notice to fell trees in a conservation area 16/01698/CAT lapses on 25 November 2016

**P16039 NEXT MEETING**

It was noted that the next meeting will be held at 7pm on 19<sup>th</sup> December 2016 if there are Planning Applications for consideration.

The meeting ended at 7.22 pm.

Signed .....

Chairman

Date .....