



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 15th July 2019 at 7pm

Present: Councillors S Brown, J Cossins, J Coughlan, C Dowie and N Holroyd.

Also Present: Town Clerk L Bolland.

Cllr Holroyd welcomed all present.

P19009 All committee members were present.

P19010 There were no declarations of interest.

P19011 Minutes and Matters Arising

- a) The minutes of the Planning Committee Meeting held on 17th June 2019 were **approved** and **signed**;
- b) There were no matters arising.

P19012 There were no members of the public present.

P19013 It was **noted** that application 19/00468/FUL Change of use of bank (Use Class A2) to a mixed use of ground floor cafe (Use Class A3) and ground and first floor artists studios (Use Class B1) with a second floor attic storage area (part retrospective application) | HSBC Bank 5 Piercy End Kirkbymoorside North Yorkshire YO62 6DQ has been amended and the closing date for observations was 27 June 2019.

P19014 The following planning applications were **reviewed**:

- a) 19/00638/73A | Variation of Condition 25 of approval of 17/00832/73 dated 02.11.2017 - formation of bedsits within the Pool House and Leisure Building to include installation of 4no. conservation roof lights on the Pool House | Ravenswick Swineherd Lane Kirkbymoorside YO62 7LR

Members of the Planning Committee have been unable to access the planning documents associated with the application and are therefore unable to comment. Clarification is requested from the Planning Authority as to the details of the variation of condition 25 and details of the additional accommodation to be permitted as the inclusion of installation of conservation roof lights appears to be indicative of additional semi-residential accommodation.

- b) 19/00683/TPO | Crown lift of Lime Tree by 4 metres above footpath of TPO 229/1997 | Land To The West Of Ancoates Piercy End Kirkbymoorside North Yorkshire

No Comment.

- c) 19/00673/FUL | Change of use of first and second floor flat (Use Class C3) to additional cafe seating area and staff office (Use Class A3 and B1) (no external or internal alterations) | The Flat 2 West End Kirkbymoorside YO62 6AF.

No Comment.

- d) 19/00721/FUL | Alterations to bed and breakfast farmhouse to provide self-contained first floor owners accommodation to include the installation of external staircase and formation of terraced area following part removal of pitched roof | Brickfields Farm Kirby Mills Road Kirkby Mills Kirkbymoorside North Yorkshire YO62 6NS

No Comment.

- e) 19/00735/CLEUD | Certificate of Lawfulness in respect of the works to install the 121 kw biomass boiler and external flue subject of this application within the building as shown in red on the submitted site location plan were substantially complete more than four years before the date of this application | High Hagg Farm Hagg Road Kirkbymoorside YO62 7JF

No Comment.

- f) 19/00747/HOUSE | Installation of double glazed timber Yorkshire sliding sash windows to front elevation | 20 Piercy End Kirkbymoorside YO62 6DF

No Comment.

- g) 19/00759/HOUSE | Erection of a two storey side extension (revised scheme of approval 19/00426/HOUSE dated 29.05.2019) | 9 Parkers Mount Kirkbymoorside North Yorkshire YO62 6JB

No Comment.

- h) 19/00763/HOUSE | Erection of single storey part rear/part side extension | Datum House Old Road Kirkbymoorside North Yorkshire YO62 6LP

No Comment.

- i) 19/00772/MOUT | Residential development of up to 45no. dwellings with formation of access off Swineherd Lane (site area 1.3ha) - approval sought for access | Land Off Swineherd Lane Swineherd Lane Kirkbymoorside North Yorkshire

Cllr Dowie proposed that the Planning Committee object to the planning application as permission has already be awarded for 300 houses to be built at Westfields. Additionally the site on Wainds Fields, which had been awarded permission for housing development and remains in a state of abandoned development since 2011, should be completed before any further sites are awarded approval for more housing development. There are also a number of inaccuracies in the application as follows:

- i. The site is described as being surrounded by residential development despite there only being a small residential development to the west of the plot, linear development along Swineherd Lane to the east, and the sportsfield to the south.
- ii. The absence of reference to the Public Right of Way which passes directly through the existing field and is very well used by walkers.

Cllr Brown expressed concern that there is much conflicting information in the Application. 19/00772/MOUT is seeking approval for access to the site, however the proposals outlined in the application are not dissimilar to application 19/00204/OLD (3/72/162D/PA) for residential development of between 55 and 65 dwellings, which was refused in 2015. The planning document for the current application states that the site will deliver approximately 45 new homes though this is equivalent to an increase on the indicative figure of 35 homes proposed originally in the Sites Local Plan, and the allowance for the provision of 10 affordable homes. However the allocation of affordable homes has actually been included in the residential unit governance as 'socially rented'.

With specific regard to access, concern was also expressed about the increase in volume of traffic that would impact Swineherd Lane and also Old Road and Howe End as access roads, based on the current expectation of at least one vehicle per property and likely multiple vehicles for the larger properties.

It was **agreed** to object to planning application 19/00772//MOUT.

Cllr Holroyd had noticed that the yellow notice of the Planning Application which would have been posted at the site has been removed and there is nothing to notify the public of the details of the Planning Application. In the absence of sufficient notices on site it was agreed to circulate details of the Planning Application on the blog and noticeboards and encourage members of the public to participate in the consultation and submit any observations directly to the Planning Authority.

It was noted that the decision for this application will be delegated to the RDC Planning Committee. Cllr Dowie proposed the Town Council request the opportunity to make representation at the Planning Committee meeting. **Agreed.**

P19015 The following Planning Decisions were **noted**:

- a) 19/00491/HOUSE | Erection of replacement garage and alterations to garden room | 11 Springfield Lane Kirkbymoorside North Yorkshire YO62 6LU **Approval**

- b) 16/00640/HOUSE | Erection of replacement car port, single storey front link extension, single storey part side/part rear extension, removal of existing conservatory and replacement with entrance bay, installation of 7no. rooflights to front elevation and enlargement of rear dormer | Manor Vale View 23 Castlegate Kirkbymoorside YO62 6BW **Approval**

P19016 It was **noted** that the date of the next meeting will be 16th September 2019 if there are Planning Applications for consideration

The meeting ended at 7.26 pm.

SignedChairman

Date