

Minutes of the meeting of Pickering Town Council's Planning Committee held on 4 October 2016 in the Memorial Hall, Potter Hill, Pickering

PRESENT: Councillor J Lovejoy, Councillor S Jenson, Councillor J Stott

16. ELECTION OF CHAIRMAN

The committee appointed Councillor Lovejoy as chairman as Councillor Baker had sent his apologies.

17. APOLOGIES FOR ABSENCE

The council received and accepted apologies for absence and the reason for same, from Councillor Baker.

18. MINUTES

The committee approved the minutes of the meeting held on 6 September 2016 as a true record.

The committee noted that although the minutes for the May and July meetings had been approved as true records and signed by the chairman, the approvals had not been minuted. The clerk apologised for the oversight.

19. APPLICATIONS FOR DISPENSATIONS

The committee noted that none of its members had applied for a dispensation.

20. PUBLIC PARTICIPATION

No members of the public were present.

21. PLANNING APPLICATIONS

The committee had no objections to:

- 16/01485/FUL – formation of an area of hard standing within existing farmyard at Rise Carr Farm, Bean Sheaf Lane;
- 16/01570/HOUSE – erection of a detached single garage and formation of vehicular access at Beacon Cottage, 85 Middleton Road.

The committee had no objections to the development of land north of the cemetery at Whitby Road for a dwelling (16/00714/FUL); however, there was concern about the consequences for the four trees on the southern boundary of the land, three of which were mature but whose canopies overhung the proposed development site. The most recent survey of the trees (undertaken by Waller Tree Consulting Ltd in October 2014 on behalf of the town council) had stated that the trees were sound and healthy save that the crown of the ash should be cleaned of all obvious deadwood. The council assumed that it was responsible for the trees.

22. THE NORTH YORKS MOORS NATIONAL PARK AUTHORITY: THE NEW LOCAL PLAN CONSULTATION EXERCISE

The committee concentrated on the “First Steps” document but more particularly the section entitled “Main Issues” where it responded to the questions about

- the principles which should underpin the plan;
- the objectives which the authority should pursue through the plan;

22 cont.

- policies to protect the environment;
- whether the plan should aim to limit further population decline and encourage a more balanced age demographic;
- the type and size of housing;
- affordable housing and local housing needs;
- employment;
- the criteria which should determine new development.

The committee agreed with a) the principles, b) the objectives and c) the policies designed to conserve the natural beauty, wildlife and cultural heritage of the park which had been identified in the document. The management and mitigation of climate change and a landscape and heritage approach to new development were examples of a), ensuring that the park has an economic and social value for everyone and the stress on what was unique and exceptional about the park were examples of b), and maintaining tranquillity and ensuring a high standard of design in new development were examples of c).

The committee decided that the plan should encourage a more balanced age demographic firstly because the park should not become the preserve of any particular age group and, secondly, because its economic and social well being required a more balanced age group. And, to that end, additional dwellings should be provided, the majority of which should be affordable homes at a social rent restricted to local occupancy but subject to the cascade principle. Where appropriate and available, brownfield sites should be developed. The committee also decided, if the evidence was sufficiently robust that households were getting smaller, that it made sense to provide smaller houses for those who needed affordable homes or who wanted to downsize.

The committee recognised that the mineral wealth of the park should be extracted both to create employment and to contribute to the economic well being of the country but with sensitivity to the natural beauty, wildlife and cultural heritage of the park.

Finally, the committee agreed with the authority's view that new development whether social or economic should show a clear understanding of, and respond to, the form and characteristics of its location.

The committee did not respond to all the questions as the view was taken that some questions could only be answered in a meaningful way by those who lived in the park: eg the retention of community facilities.

The committee did not identify any sites for development as that part of the parish which lay within the park was almost entirely farm and woodland.

On the invitation to identify areas of open space that should be protected, the committee decided that the land in the vicinity of Lowther House might be suitable and instructed the clerk to establish whether it adjoined or was in the park. (An oak had been planted there on the occasion of the Queen's Diamond Jubilee and it was thought that a previous occupier of Lowther House had created a wildflower meadow on the land.)

.....
Chairman