

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
20th July, 2017 at Council Chamber, Civic  
Centre, Stone Cross, Northallerton

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Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	K G Hardisty
	M A Barningham		B Phillips
	D M Blades		C Rooke
	Mrs B S Fortune		D A Webster

Also in Attendance

Councillor	M S Robson	Councillor	Mrs J Watson
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Apologies for absence were received from Councillors S P Dickins, C Patmore and A Wake

P.7 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 22 June 2017 (P.5 - P.6), previously circulated, be signed as a correct record, subject to Minute P.5 Item (10) being amended to read that Councillor M A Barningham declared a personal interest and left the meeting prior to discussion and voting on this item.

P.8 **PLANNING APPLICATIONS**

The Committee considered reports of the Executive Director relating to applications for planning permission. During the meeting, Officers referred to additional information and representations which had been received.

Except where an alternative condition was contained in the report or an amendment made by the Committee, the condition as set out in the report and the appropriate time limit conditions were to be attached in accordance with the relevant provisions of Section 91 and 92 of the Town and Country Planning Act 1990.

The abbreviated conditions and reasons shown in the report were to be set out in full on the notices of decision. It was noted that following consideration by the Committee, and without further reference to the Committee, the Executive Director had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Executive Director regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations. Where the Committee deferred consideration or refused planning permission the reasons for that decision are as shown in the report or as set out below.

Where the Committee granted planning permission in accordance with the recommendation in a report this was because the proposal is in accordance with the development plan the National Planning Policy Framework or other material considerations as set out in the report unless otherwise specified below. Where the Committee granted planning permission contrary to the recommendation in the report the reasons for doing so and the conditions to be attached are set out below.

**THE DECISION:**

That the applications be determined in accordance with the recommendation in the report of the Executive Director, unless shown otherwise:-

- (1) 16/02213/OUT - Outline application (all matters reserved) for the construction of 3 detached dwellings with associated car parking and gardens following the demolition of existing horticultural nursery buildings, glasshouses and associated structures at Cherry Hill Nurseries, Cherry Hill, Crayke Road, Brandsby for Mr and Mrs Tregellis

PERMISSION REFUSED

The Committee asked for it to be minuted that the land was not previously developed land in the terms of the National Planning Policy Framework annex 2.

(The applicant's agent, Jonathan Saddington, spoke in support of the application).

- (2) 17/01062/OUT - Outline planning application including access for the development of 4 residential dwellings at Land to the north west of Foxholm House, Flawith for Alcuin Homes

PERMISSION GRANTED

(The applicant's agent, Paul Butler, spoke in support of the application).

- (3) 17/00786/FUL - Demolition and reconstruction of domestic outbuildings to form new dwelling and associated access at Fencote Hall, Hergill Lane, Little Fencote for Mr and Mrs Booth

PERMISSION GRANTED

(The applicant's agent, David Boulton, spoke in support of the application).

- (4) 17/00610/MRC - Proposed variation of condition 3 (deletion of criteria iii - the caravans shall not be occupied by persons or connected group of persons for a period exceeding 28 days in any calendar year) to previously approved application Reference Number: 16/02136/FUL (Change of use of agricultural land to provide extension of existing caravan park for provision of 49 permanent static unit pitches) at Hillside View Caravan Park, Canvas Farm, Moor Road, Knayton for Mr and Mrs Cook

PERMISSION GRANTED

(The applicant's agent, David Boulton, spoke in support of the application).

- (5) 17/01172/MRC - Removal of condition 8 (requirement for affordable housing provision) attached to 15/02717/OUT - (Outline application with some matters reserved for the construction of three terraced dwellings and a detached garage building with associated shared access and landscaping) at The Cottages, Street Lane, Pickhill for Mr Anthony Smith-Ketteringham

PERMISSION GRANTED

- (6) 17/00803/FUL - Demolition and construction of new service station store, pumps and new underground fuel tanks at Former Garage, 10 Boroughbridge Road, Northallerton for Stevensons of Oxbridge Ltd

PERMISSION GRANTED subject to an additional condition restricting the trading hours from 6am to 11pm.

- (7) 16/02364/REM - Reserved matters application for six dwellinghouses and associated garages (considering access, appearance, layout and scale) relating to outline planning permission 15/00408/OUT for residential development at Land north of The Paddocks, Main Street, Sessay for Daniel Gath Homes

PERMISSION GRANTED

(The applicant's agent, Mark Newby, spoke in support of the application).

- (8) 17/00073/MRC - Removal of condition 15 and variation of condition 14 (to read cabins shall only be stacked in the 7 shaded areas "annotated as hatched areas" on submitted drawing PKA/2/030 and no cabins shall be stacked to a height of more than 6m unless otherwise agreed in writing by the Local Planning Authority) to previously approved application 14/02558/MRC - Application to vary conditions 18, 19, 20 and 21 of approved scheme 14/00141/FUL at Station Lane, Shipton By Beningbrough for Wernick Group Limited

PERMISSION GRANTED subject to an amendment to condition 5 to require evergreen species in the landscaping scheme.

(The applicant's agent, Richard Irving, spoke in support of the application).

- (9) 16/02269/REM - Reserved matters application for the approval of details of appearance, landscaping, layout and scale in relation to the development of 641 homes and associated infrastructure at Land east of Topcliffe Road and south of Gravel Hole Lane, Topcliffe Road, Sowerby for Taylor Wimpey North Yorkshire

PERMISSION GRANTED subject to any the satisfactory prior completion of a Deed of Variation to the S106 Agreement dated 17 August 2012 (as amended) and a new S106 agreement to secure a reduced provision of affordable units accompanied by a viability review mechanism

(The applicant, Russell Hall (Taylor Wimpey), spoke in support of the application.)

- (10) 17/00982/OUT - Outline approval for a detached two storey dwelling at Howebridge, 5 Blakey Lane, Sowerby for Mr and Mrs Robinson

PERMISSION GRANTED

- (11) 17/01102/OUT - Outline application for the construction of up to 5 dwellings at Home Farm, Mill Lane, Stillington for Messrs Graham & Ian Sparrow

PERMISSION GRANTED subject to the completion of a S106 agreement to require the five units to be Self-Build.

The decision was contrary to the recommendation of the Executive Director because the Committee considered the benefits of a Self-Build Scheme outweighed the harm identified in the report.

(The applicant's agent, Mellissa Madge, spoke in support of the application).

- (12) 16/01138/S106 - Variation of Section 106 Agreement associated with application 14/02578/OUT - affordable housing requirements at White House Farm, Stokesley for Cecil M Yuill and Gentoo Homes

DEFER to allow consultation with the Town Council and further consideration of the scheme.

(The applicant, Shaun Cuggy, spoke in support of the application.)

(Stewart Brennan spoke on behalf of Stokesley Town Council objecting to the application.)

- (13) 17/00493/FUL - Demolition of dwelling and construction of 5 new dwellings, garages and ancillary works at Wisteria Cottage, 21 Station Road, Thirsk for Moorside Developments

PERMISSION GRANTED

- (14) 16/02587/FUL - Construction of a replacement agricultural building at Well Hall Farm, Well for Mr Garry Elsworth

PERMISSION REFUSED because no agricultural need had been demonstrated and the scheme fails the test of LDF Policy CP4.

The decision was contrary to the recommendation of the Executive Director.

The meeting closed at 5.00 pm

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Chairman of the Committee