

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
17th August, 2017 at Council Chamber, Civic
Centre, Stone Cross, Northallerton

Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor	M S Robson	Councillor	S Watson
	Mrs I Sanderson		

Apologies for absence were received from Councillors J Noone, D M Blades, S P Dickins and A Wake

P.9 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 20 July 2017 (P.7 - P.8), previously circulated, be signed as a correct record.

P.10 **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) 16/02735/OUT - Outline application for one replacement dwelling and construction of two new dwellings with new vehicular access at Little Hornby Farm, Appleton Wiske for Mr John Adams

PERMISSION GRANTED

- (2) 17/00308/OUT - Outline Application for one replacement dwelling and construction of one new dwelling with new vehicular access at Little Hornby Farm, Appleton Wiske for Mrs Wendy Youll

PERMISSION GRANTED

- (3) 17/01223/OUT - Outline application with all matters reserved for the construction of 2 dwellings with provision of new access to the public highway at West View, Bagby Lane, Bagby for Mrs Debbie Price

PERMISSION GRANTED with an informative asking that consideration be given to constructing two bungalows or dormer bungalows on the site.

(The applicant's agent, Tim Axe, spoke in support of the application).

- (4) 16/02159/FUL - Change of use of walled garden into events venue, including creation of a new access through the wall with associated track and parking area as amended by additional details received on 21 March 2017 and 26 June 2017 at Helperby Hall, Main Street, Helperby for Sir Anthony Milnes Coates

PERMISSION GRANTED subject to amended plans to show use of the eastern gateway and conditions to require controls on the number of events and timing of activities.

(The applicant's agent, Neil Swain, spoke in support of the application).

- (5) 17/01383/FUL - Three dwellings at Land east of Mustard Field House, Church Wynd, Burneston for Mr D Blythman

PERMISSION GRANTED

(The applicant's agent, Andrew Cunningham, spoke in support of the application).

(Jonn Penty spoke on behalf of Burneston Parish Council objecting to the application.)

(Elizabeth McIntyre spoke objecting to the application.)

- (6) 15/02666/FUL - Construction of an agricultural storage building at Longbridge House Farm, Stillington Road, Easingwold for Mrs Jane Grant

The Committee recommends to the Planning Inspectorate that the appeal be DISMISSED as the development is contrary to Development Plan policy and the proposal is contrary to Local Development Framework Policy CP4 as the site is outside the Development Limits of Easingwold and the scheme has not been shown to be necessary to meet the needs of farming.

(The applicant's agent, Bob Beale, spoke in support of the application).

Disclosure of Interest

Councillor C Rooke disclosed a personal interest and left the meeting prior to discussion and voting on this item.

- (7) 17/00383/FUL - Construction of a dwelling at The Cottage, Flawith for Mr E Moorey

WITHDRAWN

- (8) 13/01956/DIS16 - Discharge of Condition 16 (level crossing) relating to planning approval 13/01956/FUL at Castlegate and Mowbray Park Development, Yafforth Road, Northallerton for David Wilson Homes Yorkshire (East) Division

That the details submitted for discharge of Condition 16 be AGREED on the understanding that they will be implemented in full before pedestrian access from the site to the public footpath is reinstated with an informative that:

- (1) Hambleton District Council urges Network Rail, David Wilson Homes Yorkshire (East) Division, Barratt Homes and North Yorkshire County Council Public Rights of Way department to fully co-operate in either diverting or stopping at the earliest opportunity the footpath crossing the East Coast Main Line.
 - (2) Hambleton District Council (Planning Committee) are making this informative in order that all relevant parties are fully aware of the safety benefits of achieving this improvement.
- (9) 17/00584/FUL - Mixed Use Development for a residential care home (76 bedrooms), 26 extra care apartments and an 82 bedroom hotel with ground floor retail unit with associated landscaping and parking at Land south of Willow Beck Public House, Finkills Way, Northallerton for Crown Care

PERMISSION GRANTED subject to amendments to Conditions 13 and 14 to require the provision of visitor parking.

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

- (10) 16/02529/OUT - Outline application for a new dwelling with details of access and layout at Hope Farm East, Sandhutton for Mr John Beamson

PERMISSION GRANTED

- (11) 16/01139/FUL - Demolition of former abattoir buildings and construction of a terrace of 4, three bedroom dwellings to include access, parking, landscaping, gardens and boundary treatment at H Lee and Son, Chapel Street, Thirsk for Mr A Abbott

PERMISSION GRANTED because the Committee considered the scheme enhanced the character and appearance of the conservation area.

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

- (12) 17/00894/LBC - Demolition of former abattoir buildings and construction of a terrace of 4, three bedroom dwellings to include access, parking, landscaping, gardens and boundary treatment at H Lee and Son, Chapel Street, Thirsk for Mr A Abbott

PERMISSION GRANTED because the scheme would not harm any features of special architectural or historic interest.

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

- (13) 17/01312/FUL - Revised application for the demolition of a conservatory and construction of a two storey extension to existing dwelling at Oakwell Barn, Fountains Court, Sutton-under-Whitstonecliffe for Dr Ian Wellings

PERMISSION REFUSED

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

(Richard Hadley spoke objecting to the application.)

- (14) 17/00807/FUL - Four detached houses for at Anchor Dykes, Station Road, Topcliffe Mr and Mrs Corps

PERMISSION GRANTED

(The applicant's agent, Dan Hockey, spoke in support of the application).

- (15) 17/00784/FUL - Demolition of outbuilding and construction of two storey building to provide 7 bed/breakfast units and 3 timber holiday cabins at Duke of Wellington, Welbury for Levendale Properties Ltd

DEFER for further consideration of the details of the scheme, the site and the surroundings.

The meeting closed at 4.05 pm

Chairman of the Committee