

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
14th September, 2017 at Council Chamber,
Civic Centre, Stone Cross, Northallerton

Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	B Phillips
	M A Barningham		C Rooke
	D M Blades		A Wake
	K G Hardisty		D A Webster
	C Patmore		

Also in Attendance

Councillor	R Kirk	Councillor	Mrs J Watson
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Apologies for absence were received from Councillors S P Dickins and Mrs B S Fortune

P.11 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 17 August 2017 (P.9 - P.10), previously circulated, be signed as a correct record.

P.12 **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) 17/01532/OUT - Outline application for (some matters reserved) 2 dwellings with garages and associated infrastructure at Land off Back Lane, Main Street, Alne for Mr T W Clark

PERMISSION GRANTED

(The applicant's agent, Ken Wood, spoke in support of the application).

(Gary Thorne spoke objecting to the application.)

- (2) 17/00495/FUL - Five dwellings at Land east of Bedlam Hill, Borrowby for Mr Nigel Speight

PERMISSION GRANTED

(The applicant, Nigel Speight, spoke in support of the application.)

(Tim Saunders spoke objecting to the application.)

- (3) 17/01020/FUL - Change of use of agricultural land; siting of 70 holiday lodges (caravans)(as amended 21 August 2017); construction of single storey leisure facilities building; circulation; car parking and landscaping at Woodland Lodges, Carlton Road, Carlton Miniott for Coppergreen Developments Ltd

PERMISSION GRANTED subject to additional conditions relating to occupancy of the lodges, external lighting and passing places on the access road.

(The applicant, Richard Sidi, spoke in support of the application.)

(Jane Mogridge spoke objecting to the application.)

- (4) 17/00519/REM - Reserved matters submission for details of layout, scale, appearance and landscaping for residential development of 175 dwellings at Land off Stillington Road, Easingwold for Kier Living

PERMISSION GRANTED subject to a condition that visitor parking spaces are not to be allocated to any specific dwellings.

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

- (5) 17/01431/OUT - Outline application (all matters reserved) for the construction of 5 bungalows at Land east of Langbaourgh Ridge, Guisborough Road, Great Ayton for Mr & Mrs P Scrope

PERMISSION REFUSED

(The applicant, Mr P Scrope, spoke in support of the application.)

(Mr Bill Pye spoke objecting to the application.)

- (6) 16/01987/OUT - Outline application (considering appearance, access, layout and scale) for the demolition of buildings and the construction of 3 dwellings at The Garage, Low Street, Husthwaite for Mr & Mrs Walker

PERMISSION GRANTED

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

(Mr Borrows spoke objecting to the application.)

- (7) 17/01331/OUT - Outline planning application, including access, with all other matters reserved for a single residential dwelling at Land at Bye Green, Low Street, Husthwaite for Mr Thomas Carter

PERMISSION REFUSED

(The applicant's agent, Alex Cowling, spoke in support of the application).

- (8) 17/01296/FUL - Side extension and front porch at 1 Moor Rise, Knayton for Mr Peter Johnson

PERMISSION GRANTED because the development would not be a prominent and inappropriate feature on the host building and within the street scene and will not cause harm to the setting of the Conservation Area

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

(The applicant, Peter Johnson, spoke in support of the application.)

- (9) 17/00006/TPO1 - Hambleton District Council (Scruton) Tree Preservation Order 2017 No.6 Owner: Mr Richard Dennison at Land North Of Lime Tree Cottage, Hamhall Lane, Scruton

That TPO 2017/16 be CONFIRMED

(Anthony Wood spoke on behalf of Scruton Parish Council supporting the confirmation of the Tree Preservation Order.)

- (10) 17/00877/FUL - Construction of 45 retirement living apartments, 8 affordable apartments, provision of communal facilities, car parking, substation at Land east of White House Farm, Stokesley for McCarthy & Stone Retirement Lifestyles Ltd

DEFER to allow the applicant to address the comments of the highway authority and parking, access and accessibility issues.

(Linda Yare spoke objecting to the application.)

- (11) 17/01561/FUL - Detached bungalow with associated access and parking at Rear of 131 Long Street, Thirsk for Mr Mark McColmont

PERMISSION GRANTED subject to additional conditions to limit the use of the new access to 135 Long Street and the new bungalow, and to require the pedestrian mitigation measures to be implemented if the archway access is used by the new bungalow.

(Andy Watson spoke objecting to the application.)

- (12) 16/01871/FUL - Alterations and extension to public house and construction of 3 dwellings with garages at Black Swan, Main Street, Thornton le Moor for Mr C Sayer

PERMISSION GRANTED subject to a Section 106 Agreement to ensure that profit from the housing is invested in the public house in lieu of Condition 4

(The applicant's agent, Derek McKenzie, spoke in support of the application).

(Peter Pybus spoke objecting to the application.)

- (13) 17/01347/FUL - Dwelling with detached garage and associated external works at The Byres, Thrintoft for Mr Andrew Hutchinson

PERMISSION GRANTED

- (14) 17/01539/FUL - Detached dwelling for Mr P Dixon at Glencoe, Thrintoft

PERMISSION GRANTED

- (15) 17/01341/FUL - Proposed pig finishing house at Wellington Farm, Ingleby Arncliffe for Mr Andrew Dickins

PERMISSION GRANTED

The meeting closed at 5.15 pm

Chairman of the Committee