

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
26th July, 2018 in the Council Chamber, Civic  
Centre, Stone Cross, Northallerton

---

Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	R W Hudson
	M A Barningham		C Patmore
	D M Blades		C Rooke
	Mrs B S Fortune		D A Webster
	K G Hardisty		

Also in Attendance

Councillor A Wake

Apologies for absence were received from Councillors S P Dickins and B Phillips

P.7 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 28 June 2018 (P.5 - P.6), previously circulated, be signed as a correct record.

P.8 **MATTERS OF URGENCY**

**The subject of the decision:**

The Chairman reported that a revised National Planning Policy Framework (NPPF) had been published by the UK Government's Ministry of Housing, Communities and Local Government on 24 July 2018. This was the first revision of the National Planning Policy Framework since 2012. It implemented around 85 reforms announced previously through the Housing White Paper, the planning for the right homes in the right places consultation and the draft revised National Planning Policy Framework consultation. The Chairman considered that this was a matter of urgency as the revised National Planning Policy Framework was a material consideration and needed to be considered when reaching decisions on the applications.

**Alternative options considered:**

None.

**The reason for the decision:**

The reports on the agenda were prepared in the light of the National Planning Policy Framework 2012. Government published the revised National Planning Policy Framework on 24 July 2018 after the publication of the Planning Committee agenda. The National Planning Policy Framework is a material consideration in the determination of planning applications. In the circumstances, and in the light of the National Planning Policy Framework July 2018, Officers will review the Planning Committee reports and decisions, both in relation to the applications before the Committee of 26 July 2018 and any previous decisions of the Committee where a Decision Notice has not been issued.

**THE DECISION:**

That:-

- (1) delegated authority is given to the Deputy Chief Executive to review, in the light of the National Planning Policy Framework July 2018, the relevant planning committee reports and decisions of the Planning Committee;
- (2) in the event that the Deputy Chief Executive determines that the National Planning Policy Framework July 2018 would have no material impact on the relevant planning committee reports and/or the Planning Committee's decisions, such that in his opinion the Committee's decision would remain unchanged, then he is authorised to issue the Decision Notices in accordance with his existing delegated authority; and
- (3) in the event that the Deputy Chief Executive determines that the National Planning Policy Framework July 2018 could have a material impact on the relevant planning committee reports and/or the Planning Committee's decisions, such that it could result in the Committee reaching a different decision, then he shall refer those applications back to the Planning Committee for determination.

P.9 **PLANNING APPLICATIONS**

The Committee considered reports of the Deputy Chief Executive 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 Deputy Chief Executive had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Deputy Chief Executive 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 Deputy Chief Executive, unless shown otherwise:-

- (1) 18/00946/FUL - Part demolition of single storey building, alterations and change of use of pizza shop to form enlarged flat, alterations to existing flats and the formation of pitched roofs, construction of a building to provide 5 flats and new vehicle access with associated car parking and amenity area at 5 Northallerton Road, Leeming Bar for Mr J Costandi

PERMISSION REFUSED because of an inadequate level of residential amenity for the future occupier of flat 5, limited external amenity space resulting in poor level of residential amenity and parking arrangements failed to achieve a high quality place for all of the five flats.

The decision was contrary to the recommendation of the Deputy Chief Executive.

(The applicant, Joe Costandi, spoke in support of the application.)

- (2) 18/00209/FUL - Construction of two detached dwellings and garages together with ancillary external works, drainage and landscape at Land adjacent to Beechcroft Farm, Aldwark for Keepsake Homes Ltd

DEFER to further explore drainage matters.

- (3) 18/01176/OUT - Outline application (with access and layout to be considered) for the construction of one dwelling and detached domestic garage for at Carlton House, Sandhutton Lane, Carlton Miniott Mr and Dr B Mellor and E Hoida

PERMISSION GRANTED

- (4) 18/00925/OUT - Outline planning (all matters reserved) application for the construction of one dwelling at land north and east of Chapelgarth, Hornby for Mrs Joan Turnbull

PERMISSION GRANTED

(The applicant's agent, Gary Swarbrick, spoke in support of the application).

(Joyce Lancaster spoke objecting to the application.)

- (5) 17/02687/OUT - Outline application (some matters reserved) for the construction of a mixed use B1, B2/B8 development and associated access at Land south of Bridge House, Station Road, Stokesley for Mr David Quigley

PERMISSION REFUSED with two additional reasons, namely detrimental impact on residential amenity and the lack of a planning obligation relating to highways infrastructure.

(Glen McGill spoke on behalf of an objector objecting to the application.)

- (6) 18/01279/FUL - Proposed change of use of building previously used as a brewery to a D2 (assembly and leisure) use at 2 Binks Close, Standard Way Business Park, Northallerton for Miss C Murphy

PERMISSION GRANTED subject to an additional condition requiring the provision of appropriate security fencing adjacent to the railway line.

The meeting adjourned at 3.10pm and reconvened at 3.20pm.

- (7) 18/01095/FUL - Construction of a temporary building for garden centre and cafe use whilst a replacement garden centre is constructed at Strikes Garden Centre, Stokesley for Mr David Yardley

PERMISSION GRANTED subject to an additional condition that limits the duration of the consent and a requirement that the planning obligation secures the earliest possible removal of the temporary building.

(The applicant, David Yardley, spoke in support of the application.)

(Councillor Brynn Griffiths spoke on behalf of Stokesley Town Council objecting to the application.)

(David Proctor spoke objecting to the application.)

- (8) 18/00217/FUL - Construction of a dwelling and associated parking spaces at former Wisteria Cottage, Thirsk for Moorside Developments

WITHDRAWN

- (9) 16/02013/OUT - Outline planning application with all matters reserved for a doctor's surgery and residential development (20 units) with associated infrastructure and landscaping at Land off, Forge Lane, Tollerton for Mr and Drs D, M and S Gath, Potrykus and Utting

PERMISSION GRANTED

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

- (10) 18/00859/FUL - Construction of two dormer bungalows and three houses at Anchor Dykes, Station Road, Topcliffe for Crossfields Homes Ltd

PERMISSION GRANTED

- (11) 18/00161/FUL - Construction of a detached four-bedroom dwelling at Glebe Farm, Tofts Lane, Welbury for Mr and Mrs P Walker

PERMISSION GRANTED subject to an additional condition precluding habitable use or alterations to the garage.

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

The meeting closed at 4.30 pm

---

Chairman of the Committee