

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
17th October, 2019 in the Council Chamber,  
Civic Centre, Stone Cross, Rotary Way,  
Northallerton, DL6 2UU

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Present

Councillor P Bardon (in the Chair)

Councillor	M A Barningham	Councillor	J Noone
	D B Elders		B Phillips
	Mrs B S Fortune		A Robinson
	K G Hardisty		D Watkins
	B Griffiths		D A Webster

Also in Attendance

Councillor	G W Dadd	Councillor	N A Knapton
	D Hugill		

An apology for absence was received from Councillor M Taylor

P.14 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 19 September 2019 (P.12 - P.13), previously circulated, be signed as a correct record, subject to an amendment to Item 6 to record that Emma Foden Spoke on behalf of Hutton Rudby Parish Council in support of the application.

P.15 **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) 18/02748/REM - Application for approval of all reserved matters (access, appearance, landscaping, layout and scale) pursuant to condition 2 of outline approval 15/01240/OUT for the construction of 116 dwellings as amended by drawings received by Hambleton District Council on 2 September and 10 September 2019 for Barratt Homes at Wilbert Farm, Sandhill Lane, Aiskew

PERMISSION GRANTED

(The applicant's agent, Kate Girling, spoke in support of the application.)

(Dave Brown spoke objecting to the application.)

- (2) 19/01347/FUL - Proposed use of tourist accommodation as a dwelling for Mr and Mrs L Butterworth at Oakleigh Cottage, Oakleigh, Alne Station

PERMISSION REFUSED

The decision was contrary to the recommendation of the Deputy Chief Executive because the proposed development in open countryside failed to meet the exceptional case test of Local Development Framework Policy CP4 and resulted in an unacceptably poor level of amenity for future occupiers.

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

- (3) 19/01348/FUL - Construction of a new detached dwelling and extension of the existing domestic curtilage for Mr B Mellor at Carlton House, Sandhutton Lane, Carlton Miniott

PERMISSION REFUSED

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

- (4) 19/01265/FUL - Erection of single storey rear extension. Internal and external alterations including repositioning of oil tank for S Walker at Crayke Cottage, Church Hill, Crayke

PERMISSION GRANTED

The decision was contrary to the recommendation of the Deputy Chief Executive because the public benefits of the alteration to allow modern standards of living outweighed the minimal harm.

(The applicant, Sally Walker, spoke in support of the application.)

- (5) 19/01266/LBC - Listed Building Consent for the construction of a single storey rear extension, internal and external alterations including repositioning of oil tank for S Walker at Crayke Cottage, Church Hill, Crayke

PERMISSION GRANTED

The decision was contrary to the recommendation of the Deputy Chief Executive because the public benefits of the alteration to allow modern standards of living outweighed the minimal harm.

(Dr Colin Merrit spoke on behalf of Crayke Parish Council supporting the application.)

Note: The meeting adjourned at 3.45pm and reconvened at 3.55pm.

- (6) 19/01745/FUL - Construction of 2no. residential dwellings for Mr Adam Robinson at Land Between Bankside Farm And Hawthorn Cottage, East Harlsey, North Yorkshire

PERMISSION REFUSED

The decision was contrary to the recommendation of the Deputy Chief Executive because the overdevelopment of the site does not respect local character or locally identified housing need.

- (7) 19/01448/OUT - Outline application (some matters reserved) for the demolition of existing school and construction of four detached dwellings and access for Mr Simon Quartermaine at Ingleby Arncliffe Church Of England VC Primary School, Ingleby Arncliffe, North Yorkshire, DL6 3NA

DEFER to allow further discussions to address locally identified housing need.

(The applicant's agent, Bradley Stovell, spoke in support of the application).

(Kathryn Jukes spoke on behalf of Ingleby Arncliffe Parish Council objecting to the application.)

(George Hunter spoke objecting to the application.)

- (8) 19/01027/FUL - Construction of a general purpose agricultural building to provide a workshop, storage and the winter housing of lambs and calves for Mr A Smales at Land off Newton Sidings, High Moor Lane, Shipton By Beningbrough

PERMISSION GRANTED

(The applicant's agent, Zoe Harrison, spoke in support of the application.)

(Phillip McTaggart spoke objecting to the application.)

- (9) 19/01483/OUT - Outline application with layout and access to be considered (all other matters reserved) for the construction of two dwellings as amended by email and plans received by Hambleton District Council on 10 September 2019 for Messrs Wadsworth at Land east of Maythorn Cottage, Sinderby

PERMISSION GRANTED

- (10) 19/00771/FUL - Proposed change of use of stables to holiday accommodation and coffee shop, and new vehicular access for Mrs Karen Johnstone at Stables at Newsham Grange, South Otterington

PERMISSION GRANTED subject to an additional condition to stop up the existing access.

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

Note: Councillors B Griffiths and A Robinson left the meeting at 5.40pm and did not return.

- (11) 18/00929/OUT - Construction of four detached dwellings for Ambleside Homes at Land East of 22 to 28 Ings View, South Back Lane, Tollerton

PERMISSION GRANTED

The decision was contrary to the recommendation of the Deputy Chief Executive because the benefits of a scheme of small single storey dwellings outweighed the harm to the countryside and to the setting of the conservation area.

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

- (12) 19/00936/FUL - Construction of 2no two storey semi-detached dwellings, associated parking, and formation of a new vehicular access from the public highway for Mrs Lynne Dawson at The Laurels, Main Street, Tollerton

PERMISSION GRANTED

- (13) 19/00193/FUL - Full planning application for the creation of 5 dwellings (amendments to location plan, site layout, and house types) for Mr Ian and Joe Hardy at OS Field 2211 South Back Lane Tollerton

APPLICATION WITHDRAWN

The meeting closed at 6.10 pm

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Chairman of the Committee