

Minutes of the meeting of the PLANNING  
COMMITTEE held at 9.30 am on Thursday,  
11th December, 2014 at Council Chamber,  
Civic Centre, Stone Cross, Northallerton

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Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	K G Hardisty
	D E Adamson		J Noone
	D M Blades		C Rooke
	J Coulson		Mrs M Skilbeck
	G W Ellis		P G Sowray
	Mrs J A Griffiths		

Also in Attendance

Councillor	B Phillips	Councillor	M S Robson
	M Rigby		A W Wood

P.20 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 13 November 2014 (P.17 - P.19), previously circulated, be signed as a correct record.

P.21 **PLANNING APPLICATIONS**

The Committee considered reports of the Director of Environmental and Planning Services 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 Director had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Director of Environmental and Planning Services 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 Director of Environmental and Planning Services, unless shown otherwise:-

- (1) 14/02306/FUL - Construction of a new food production facility (B2 Class Use) with associated vehicle hardstanding, car parking, landscaping and external lighting and retrospective application for the retention of existing refrigerated containers on a temporary basis at applicant's existing premises at Plot 7 Conygarth Way, Leeming Bar Business Park, Leeming Bar for Yorkshire Provender

PERMISSION GRANTED subject to the completion of a planning obligation in respect of a contribution towards the Bedale to Leeming Bar footway and cycleway.

- (2) 14/01513/FUL - Residential development (including the conversion and replacement of existing agricultural buildings) to form a total of 10 dwellings as amended by plans and email received on 20 October 2014 at Village Farm, Jack Hole Lane, Alne for Mr T Clark

DEFER to allow the applicant the opportunity to consider the implications that the ministerial statement of 28 November, which relates to the provision of affordable housing and tariff style obligations, has for their scheme.

(The applicant's agent, Rob Smith, spoke in support of the application).

(Greg Shillabeer spoke objecting to the application.)

- (3) 14/01514/FUL - Construction of an agricultural workers dwelling and two agricultural buildings as amended by plans and email received on 20 October 2014 at Village Farm Jack Hole Alne North Yorkshire for Mr T Clark

DEFER to allow the applicant the opportunity to consider the implications that the ministerial statement of 28 November, which relates to the provision of affordable housing and tariff style obligations, has for their scheme.

(The applicant's agent, Rob Smith, spoke in support of the application).

(Greg Shillabeer spoke objecting to the application.)

- (4) 14/01228/FUL - Construction of 41no. dwellings, provision of access and associated landscaping as amended by plans received by Hambleton District Council on 3rd December 2014 at Land to rear of 28 Bedale Road, Aiskew for Taylor Wimpey (North Yorkshire) Ltd

DEFER for further consideration relating to the sizes of the affordable housing units, the design of housing and the appropriate scale of developer contributions.

The decision was contrary to the recommendation of the Director of Environmental and Planning Services.

(The applicant's agent, Stephen Longstaff, spoke in support of the application).

(John Stenhouse spoke on behalf of Aiskew Parish Council objecting to the application.)

- (5) 14/01120/FUL - Demolition of existing building and construction of 37 no Retirement Living housing units (category II type accommodation), communal facilities, landscaping and car parking at Land at Stillington Road, Easingwold for McCarthy and Stone Retirement Lifestyles Ltd

PERMISSION GRANTED subject to negotiations for a proportion of the agreed commuted sum of £196,255 towards the provision of open space, sport and recreational facilities appropriate to the development.

(The applicant's agent, George Martin, spoke in support of the application).

- (6) 14/02142/FUL - Installation of a new window opening and two storey extension to rear of existing dwelling at 15 Melltowns Green, Pickhill for Mr & Mrs Waddington

PERMISSION REFUSED on grounds of the overbearing impact on the amenity of neighbours.

The decision was contrary to the recommendation of the Director of Environmental and Planning Services.

(The applicant's agent, Linda Potter, spoke in support of the application).

(Ian Porrit spoke objecting to the application.)

- (7) 14/01012/FUL - Revised application for alterations and extensions to existing agricultural buildings to form a residential annex at Whig Hall South Otterington North Yorkshire for Mr & Mrs C Parvin

PERMISSION GRANTED

- (8) 14/01198/REM - Reserved Matters application for the construction of a detached dwelling and garage as amended by plans received by Hambleton District Council on 15 July and 16 September 2014 at Rutland House, 4 The Gowans, Sutton on the Forest for Mr Peter Gripton

PERMISSION REFUSED on the grounds of overdevelopment.

The decision was contrary to the recommendation of the Director of Environmental and Planning Services.

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

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**IMPLEMENTATION OF PUBLIC RIGHT OF WAY RISK ASSESSMENT AND MITIGATION CONDITION - FORMER YORK TRAILERS SITE, YAFFORTH ROAD, NORTHALLERTON (13/01956/FUL)**

Northallerton North

**The subject of the decision:**

This item was considered with the permission of the Chairman to the matter being treated as urgent because of the concern about safeguarding future residents that provided the justification for the condition and because it was anticipated that its requirements may be breached in the near future.

**Alternative options considered:**

The Committee considered whether to serve a Breach of Condition Notice; Enforcement Notice; Stop Notice and Enforcement Notice or Temporary Stop Notice.

**The reason for the decision:**

To take account of concerns about safeguarding future residents and to ensure that appropriate measures are in place to mitigate any future risk.

**THE DECISION:**

That:-

- (1) Barratt/David Wilson Homes be pressed to submit a revised risk assessment as required by condition 16 before the end of January 2015;
- (2) Barratt/David Wilson Homes be pressed to confirm:-
  - (a) the time scales for:-
    - (i) creation of a direct pedestrian access from their site to the PRoW;  
and
    - (ii) implementation of any mitigation measures approved under condition 16; and
  - (b) the arrangements for preventing public access to the PRoW from their site until (a) (i) occurs;
- (3) further consideration of the options for enforcement action be deferred subject to the early submission of:-
  - (i) a revised risk assessment; and
  - (ii) satisfactory information identified in (2) above; and
- (4) a further report on progress be submitted to the Planning Committee at its next meeting on 8 January 2015.

The meeting closed at 12.20 pm

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Chairman of the Committee