

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.00 am on Thursday,
15th October, 2015 at Council Chamber, Civic
Centre, Stone Cross, Northallerton

Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	C Rooke
	D M Blades		Mrs I Sanderson
	G W Ellis		A Wake
	K G Hardisty		Mrs J Watson
	J Noone		S Watson

Also in Attendance

Councillor	Mrs B S Fortune	Councillor	B Phillips
	C Patmore		

P.13 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 17 September 2015 (P.11 - P.12), previously circulated, be signed as a correct record.

P.14 **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 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) 15/01355/FUL - Construction of a detached dwelling with detached garage and associated access at Land adjacent to Westwood, Bagby for Ms Deborah Barker

PERMISSION GRANTED

(The applicant, Debbie Barker, spoke in support of the application.)

- (2) 15/01917/FUL - Construction of a two storey extension to side of dwelling at 2 Pinewood Grove, Bedale for Mr P Balding

PERMISSION GRANTED

- (3) 15/01809/OUT - Outline application for construction of a dwellinghouse with all matters reserved, for Mrs J Lancaster Carthorpe at Land opposite Rosedene

PERMISSION GRANTED

- (4) 15/01821/FUL - Retrospective application for the alterations to dwelling, dormer extension, replacement windows, installation of conservation area roof lights and works to chimneys to form 2 self-contained flats at Kirkstone, Chapel Street, Easingwold for James Inman Joinery and Building Contractor

PERMISSION REFUSED for the following reasons:-

1. The scheme is contrary to Policies CP16 and DP28 of the Hambleton Local Development Framework; Part 12 of the National Planning Policy Framework and to the 1990 Planning (Listed Buildings and Conservation Areas) Act in that the design, scale and materials of the rear dormer window harmfully erodes the character and appearance of the Easingwold Conservation Area and fails to preserve and enhance the Easingwold Conservation Area.
2. The proposed development is contrary to the Hambleton Local Development Framework Policies CP1 and DP3 as it does not provide a minimum level of car parking and would give rise to an increase in congestion in Easingwold Town Centre that would be harmful to the safety and amenity of highway users and other residents. Furthermore contrary to the Hambleton Local Development Framework Policies CP16 and DP28 the congestion caused by parking of vehicles in public areas would harm the character and appearance of the Easingwold Conservation Area.

(The applicant, James Inman, spoke in support of the application.)

- (5) 15/01335/FUL - Construction of a solar farm and associated infrastructure, access tracks, temporary construction compounds and security fencing at White House Farm Great Smeaton for Mr Mike Rogers

PERMISSION GRANTED

(The applicant, Andrew Leggett, spoke in support of the application.)

(The applicant's agent, Mike Rogers, spoke in support of the application).

(Mr Mann spoke objecting to the application.)

Disclosure of Interest

Councillor Mrs I Sanderson disclosed a personal interest and left the meeting during discussion and voting on this item.

The Chairman adjourned the meeting at 11.20am and the meeting reconvened at 1.30pm.

- (6) 15/00325/FUL - Redevelopment of garage to provide convenience store, ATM, customer car park and associated petrol filling station at Greaves Garage, 36 Garbutts Lane, Hutton Rudby for James Hall and Company

PERMISSION GRANTED with amended Condition 3 to ensure the operating hours of the petrol filling station and the convenience store are the same.

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

(Geoff Cunningham spoke objecting to the application.)

- (7) 15/01543/OUT - Outline application for the construction of a dwellinghouse at Land to the south west of Prospect House, Great Fencote for Mr D Ward

PERMISSION GRANTED subject to an additional condition concerning the re-positioning of the hedge.

- (8) 15/01151/FUL - Construction of a dwellinghouse at Church Farm, Myton on Swale for Mr and Mrs Revely

PERMISSION GRANTED

- (9) 15/01728/FUL - Formation of additional 15 touring caravan pitches, single storey shower block, toilet block, disabled facilities, wash up area and drying room at The Oaks Fishing Lakes, Station Road, Sessay for Mr F&D Kay

PERMISSION GRANTED subject to an additional condition requiring details of a recreation area.

- (10) 14/02578/OUT - Outline application for the construction of 25 residential dwellings with all matters reserved excluding access at White House Farm, Stokesley for Northumbrian Land Ltd

PERMISSION GRANTED

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

(Mike Cannavan spoke on behalf of Stokesley Parish Council objecting to the application.)

(Malcolm Smallwood spoke objecting to the application.)

- (11) 15/01622/FUL - Construction of a dwellinghouse for at 1 Chapel View Cottages, Thirn Mr Asshheton Montagu Windsor Curzon-Howe-Herrick

PERMISSION REFUSED due to congestion and impact of additional on street parking and overlooking of neighbouring property.

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

(The applicant's agent, Dr James Gordon, spoke in support of the application).

(Chris Hartley spoke on behalf of Thirn Parish Council objecting to the application.)

(Linda Dyson spoke objecting to the application.)

- (12) 15/01693/MRC - Proposed variation of condition 02 (to increase the number of holiday lodges from 11 to 34) of previously approved scheme (11/01989/FUL) for a change of use of an agricultural nursery to a caravan park (holiday lodges) with associated hardstanding, parking and landscaping at Hollin Barn Nurseries, Sutton Road, Thirsk for Evergreen Park Ltd.

PERMISSION REFUSED due to concerns about accessibility, highway safety, scale and for a development incompatible with the rural character and resulting impact on landscape.

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

(The applicant, Andrew Stephenson, spoke in support of the application.)

(Robin Bossomworth spoke objecting to the application.)

Disclosure of Interest

Councillor G W Ellis left the meeting before discussion and voting on this item.

- (13) 08/04984/DCN - Proposed discharge of conditions attached to application 08/04984/FUL - Siting of 4 132m high wind turbines, associated works and a new vehicular access at OS Fields 0058, 6375, 4300 & 0001, land South of A684, Northallerton for Infinis Energy Services Ltd

PERMISSION GRANTED Conditions 6, 10, 11, 12, 14, 23, 24, 25, 27, 30, 31, 32, 33 and 34 were approved.

Authority to determine submissions in relation to Conditions 13 and 19 were delegated to the Executive Director (Planning).

(The applicant's agent, Julie Aitken, spoke in support of the application).

(Mr Forster Holmes spoke on behalf of Osmotherley Area Parish Council
objecting to the application.)

(Mr Robert Birch spoke objecting to the application.)

The meeting closed at 5.10 pm

Chairman of the Committee