

Minutes of the meeting of the PLANNING
COMMITTEE held at 9.30 am on Thursday,
12th November, 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
	S P Dickins		A Wake
	G W Ellis		Mrs J Watson
	K G Hardisty		S Watson
	J Noone		

Also in Attendance

Councillor	A W Hall	Councillor	B Phillips
	D Hugill		M S Robson
	Ms C Palmer		

P.15 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 15 October 2015 (P.13 - P.14), previously circulated, be signed as a correct record.

P.16 **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) Hybrid planning application for:
 1. Full planning application for Phase 1 residential comprising 150 dwellings to the east of Darlington Road and 148 dwellings to the west of Stokesley Road, including earth works across the site, engineering works for drainage associated with Phase 1 residential, associated infrastructure, construction of strategic link road from Darlington Road to the west and Stokesley Road to the east including roundabouts and road bridge crossing railway line and village green; and
 2. Outline planning application for a mixed use development of 900 dwellings (C3) which includes the residential development comprising Phase 1 referred to above, employment (B1, B2, B8), neighbourhood centre comprising shops (A1), restaurants (A3) and drinking establishments (A4), extra care facilities (C2), medical facilities (D1), primary school (D1), community uses including recreation playing pitches and allotments, car parking and means of access (all matters reserved apart from means of access)

at Land to the East of Darlington Road, West of Stokesley Road and North of Thurston Road Industrial Estate, Northallerton for Mulberry Homes, Taylor Wimpey, Persimmon Homes and G, B, E & I Gill

That PLANNING PERMISSION IS GRANTED for both the Outline and Full proposals subject to:-

- 1) Authority being delegated to the Executive Director, in consultation with the Chairman of Planning Committee to agree the terms of a Section 106 Agreement that shall include the following key points:
 - Securing the provision of up to 15% affordable housing subject to deductions for any necessary developer contributions.
 - Requiring full, independently assessed, viability assessments undertaken for all residential phases beyond Phase 1, to inform the percentage of affordable housing deliverable as part of that phase.
 - Securing the tenure of the affordable homes on all phases.
 - Securing the timing of the completion of the link road and bridge in the early stages of the Phase 1 development and its transfer to NYCC Highways.
 - Securing the transfer and timing of the transfer of the provision of land within the site for a primary school.
 - Securing the transfer and timing of the transfer of land for the sports village, allotments, and associated landscape buffers.

- Securing the provision and implementation of Travel Plans for each of the various uses.
 - Securing a mechanism for the future maintenance of landscaped areas (excepting the sports village and allotments).
- 2) In the event that the timing of the completion and transfer to NYCC of the link road and bridge and the timing of the transfer of the land for the primary school to NYCC cannot be secured by means of a Section 106 Agreement, authority being delegated to the Executive Director, in consultation with the Chairman of the Planning Committee, to impose appropriate planning conditions to achieve the delivery of the above infrastructure within the early stages of the phase 1 development.

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

(Hubert Van Huet spoke on behalf of Brompton Parish Council objecting to the application.)

(Mr Andrew Gatenby and Mrs Rachel Connolly spoke objecting to the application.)

The Chairman adjourned the meeting at 11.10am and the meeting reconvened at 1.30pm.

Councillor Mrs J Watson left the meeting after the morning session at 11.10am and did not return.

Councillor S Watson arrived at the meeting for the afternoon session at 1.30pm.

- (2) 15/01324/FUL - Construction of dwellinghouse at Dalton Lane, Dalton for Mr J Binks

PERMISSION GRANTED subject to additional agricultural occupancy condition.

(The applicant, Charles Shaw, spoke in support of the application.)

- (3) 14/02285/FUL - Construction of 116 dwellings with associated access, open spaces and landscaping as amended by details received 30 June 2015 at Land to the east of Kellbalk Lane, Easingwold for Persimmon Homes (Yorkshire) Ltd

PERMISSION GRANTED

(The applicant, Robin McGinn, spoke in support of the application.)

- (4) 15/01838/OUT - Outline consent for single detached dwelling at Land adjacent to the Cat and Bagpipes Inn, East Harlsey for Mr S Barr

PERMISSION GRANTED

(The applicant's agent, Chris Megson, spoke in support of the application).

(Phillip Nash spoke objecting to the application.)

- (5) 15/01542/OUT - Outline planning application for construction of one two storey dwellinghouse as amended by email received on 23 September 2015 at Land to the South of Willow Garth, Newby Wiske for Mr D Marwood

PERMISSION GRANTED

- (6) 15/01823/FUL - Construction of detached dwellinghouse and double garage at Land at the Old Orchard, Cooper Lane Potto for Mr J Graham

PERMISSION GRANTED

(The applicant's agent, Chris Megson, spoke in support of the application).

(James Bassington spoke objecting to the application.)

- (7) 15/01897/OUT - Demolition of existing band room and construction of 4 dwellings at The Band Room, Romanby Road, Northallerton for Northallerton Silver Band

DEFER to seek a reduction in scale.

(Marilyn Tyreman spoke objecting to the application.)

- (8) 15/01446/FUL - Construction of detached three bedroom two storey dwelling with attached garage to include access and means of enclosure at Montrose, Main Street, Sessay for Mr and Mrs Algje

PERMISSION GRANTED

- (9) 15/01943/REM - Application for Reserved Matters for the construction of 178 dwellings at White House Farm, Stokesley for Taylor Wimpey (North Yorkshire) Ltd

PERMISSION GRANTED

(The applicant, Russell Hall, spoke in support of the application.)

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

(Malcolm Smallwood spoke objecting to the application.)

- (10) 15/02139/FUL - Construction of a detached dwelling-house with domestic garage at Bankside Farm, East Harlsey for Mr & Mrs John Newcombe

PERMISSION GRANTED

(The applicant, Mrs Newcombe, spoke in support of the application.)

(Peter Gardner spoke on behalf of East Harlsey Parish Council objecting to the application.)

The meeting closed at 4.00 pm

Chairman of the Committee