

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday, 3rd  
March, 2016 at Council Chamber, Civic Centre,  
Stone Cross, Northallerton

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Present

Councillor D A Webster (in the Chair)

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

Also in Attendance

|            |                 |            |            |
|------------|-----------------|------------|------------|
| Councillor | Mrs C S Cookman | Councillor | M S Robson |
|            | B Phillips      |            |            |

Apologies for absence were received from Councillors S P Dickins and A Wake

P.23 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 4 February 2016 (P.21 - P.22), previously circulated, be signed as a correct record.

P.24 **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 Executive 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) 15/02296/FUL – Alterations to and Change of use of former public house to dwellinghouse at The Dog and Gun Inn, Carlton Road, Carlton Miniott for Mr T Brierley

APPLICATION WITHDRAWN

- (2) 15/01524/FUL and 15/01525/LBC - Applications for retrospective planning permission and listed building consent for partial removal of garden wall, widening of permeable hard standing access track, and replacement timber fence at Hill Top Cottage, Crakehall for Mr J Kent

DEFER for further research into the planning history

(Tim Coulter spoke objecting to the application.)

- (3) 15/02819/FUL - Construction of a detached dwellinghouse and associated parking as amended by plans received by Hambleton District council on 19 January and 8 February 2016 at The Old Forge, Exelby for Mr & Mrs Price

PERMISSION GRANTED subject to a condition requiring the continued retention of those parts of the hedge not proposed for removal

(The applicant, Gerry Price, spoke in support of the application.)

- (4) 15/02246/FUL - Demolition of buildings, construction of 5 dwellings with associated access, garaging and parking and private amenity space and change of use of part of the site from agricultural to recreational keeping and grazing of horses and construction of one stable building as per amended plans received by Hambleton District Council on 18 December 2015 and 9 February 2016 at Land and buildings at rear of Kirkby House Farm, Hill Road, Kirkby in Cleveland for Mr and Mrs R Holmes-Smith

PERMISSION GRANTED subject to a condition requiring the total removal of the temporary access track and restoration of the land and reinstatement of the hedge

(The applicant, Rowland Holmes-Smith, spoke in support of the application.)

(Mary Frew spoke on behalf of Kirby in Cleveland Parish Council objecting to the application.)

(David Chadwick spoke objecting to the application.)

- (5) 15/02378/OUT - Application for outline planning permission for the construction of 2 dwellinghouses (single and two storey) with all matters reserved at Rear of Half Acre House, Kirklington for Mr Raisbeck

PERMISSION REFUSED for recommended reasons numbered one and two in the report.

(Gary Raisbeck, spoke in support of the application.)

(Darryl Heys spoke objecting to the application.)

- (6) 15/02337/OUT - Outline application with all matters reserved for the construction of a single detached dwelling as amended by plans received by Hambleton District Council on 16 December 2015 at Land adjacent to Church Cottage, Maunby for Mr James Hill-Walker

PERMISSION REFUSED

(The applicant's agent, Diane Baines, spoke in support of the application).

- (7) 15/02701/FUL - Construction of a free range egg laying unit with associated feed bins, hardstandings and attenuation pond, and the siting of an agricultural workers mobile home at Land adjacent to Three Acres, High Moor Lane, Shipton by Beningbrough for B L Knowlson

PERMISSION REFUSED because of concerns of the impact on residential amenity, impact on the character of the countryside, and the suitability of the land for keeping livestock.

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

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

(Janet Corner spoke on behalf of Newton on Ouse Parish Council objecting to the application.)

(Bernard Flynn spoke objecting to the application.)

The Chairman adjourned the meeting at 3.40pm and the meeting reconvened at 3.50pm.

- (8) 15/02717/OUT - Outline application with some matters reserved for the construction of three terraced dwellings and a detached garage building with associated shared access and landscaping at Land to the rear of The Cottages, Street Lane, Pickhill for Mr Anthony Smith-Ketteringham

PERMISSION GRANTED

(The applicant's agent, Michael Wildblood, spoke in support of the application).

- (9) 15/02740/FUL and 15/02741/LBC - Planning and Listed Building Consent for the renovation of Listed Building including construction of a rear single storey extension at Fairview, Stillington for Mr Tyssen

15/02740/FUL - PERMISSION GRANTED

15/02741/LBC – PERMISSION GRANTED

(John Moreland spoke objecting to the application.)

- (10) 16/00042/FUL - Demolition of store building and construction of two storey dwellinghouse at 21 College Square, Stokesley for Mrs A Watts

PERMISSION REFUSED because of overdevelopment of the site and impact on the character and appearance of the conservation area; harm to the heritage asset through the demolition of the stone building; harm to the residential amenity through overbearing relationship and loss of light and loss of privacy; and a lack of parking.

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

(Bryn Griffiths spoke on behalf of Stokesley Parish Council objecting to the application.)

(Andrew Beeforth spoke objecting to the application.)

- (11) 15/00014/TPO1 - Objection to making of TPO at Land west side of The Willows, Sutton Howgrave for Mr D Robinson

THAT TPO 2015/14 BE CONFIRMED

- (12) 15/01667/FUL - Part demolition, change of use, alterations and extensions to existing public house to form 3 dwellings and erection of detached dwelling with associated garaging and accesses at Blackwell Ox, Huby Road, Sutton on the Forest for Howardian Developments

PERMISSION GRANTED

- (13) 15/02259/FUL - Demolition of existing office building, sub-station building and garage and construction of 6 semi-detached and 1 detached dwellings with vehicle parking and alterations to vehicular access together with modified verge crossing and associated works as amended by plans received by Hambleton District Council on 12 January 2016 at The Bungalow, Masonic Lane, Thirsk for Stevenson Properties

PERMISSION REFUSED

(The applicant, Ian Stevenson, spoke in support of the application.)

(Freida Roberts spoke on behalf of Thirsk Town Council objecting to the application.)

- (14) 15/00823/FUL - Change of use and internal alterations to existing chapel to form 3 apartments at Topcliffe Methodist Church, Church Street, Topcliffe for The Methodist Church Thirsk & Northallerton Circuit

PERMISSION REFUSED

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

The meeting closed at 5.20 pm

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Chairman of the Committee