

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
31st March, 2016 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
	J Noone		S Watson

Also in Attendance

Councillor	M A Barningham	Councillor	M S Robson
	D Hugill		P R Wilkinson
	B Phillips		

An apology for absence was received from Councillor K G Hardisty

P.25 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 3 March 2016 (P.23 - P.24), previously circulated, be signed as a correct record.

P.26 **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) 15/00006/FUL - Construction of 79 dwelling houses with associated access, parking, open space and landscaping at Lyngarth Farm, Bedale for Persimmon Homes

PERMISSION GRANTED subject to prior receipt of satisfactory amended plans in respect of plots 1 and 50-53 and subject to the satisfactory completion of a planning obligation to secure (i) 31 affordable dwellings within the development in accordance with the Council's Affordable Housing SPL; (ii) a contribution of £2,597.28 towards local open space; (iii) a contribution of £14,869.78 towards local sport and recreation provision and (iv) appropriate management of on-site open space.

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

(Mr Tuplin spoke objecting to the application.)

- (2) 15/01625/OUT - Outline planning application for construction of up to 20 dwellings with all matters reserved at Land north of Rydal Close, Carlton Miniott for CJ Leonard & Sons

PERMISSION REFUSED

(The applicant's agent, Tessa Fletcher, spoke in support of the application).

- (3) 15/00469/MRC - Variation of condition of Condition 3 of planning permission 11/02736/FUL limiting the use of a building for storage and housing of a grain dryer to farm use only at Rose Cottage, Crayke for G & R Dawson

PERMISSION REFUSED

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

(Judy Wright spoke on behalf of Crayke Parish Council objecting to the application.)

(Peter Cliff spoke objecting to the application.)

- (4) 15/00471/MRC - Removal of condition 4 of planning permission 11/01483/FUL requiring the weighbridge to be used for farm operations only at Rose Cottage, Crayke for G & R Dawson

PERMISSION REFUSED

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

(Peter Cliff spoke objecting to the application.)

- (5) 15/02384/FUL - Construction of 143 residential dwellings, garages, car parking spaces, means of access/egress, POS, landscaping, land for primary school expansion and land for cemetery expansion at Land east of Thirsk Road and Husthwaite Road, Easingwold for Linden Homes North and GBL Projects (Four) Ltd

PERMISSION REFUSED

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

(Peter Nottage spoke on behalf of Easingwold Town Council objecting to the application.)

(Judith Ford spoke objecting to the application.)

The meeting was adjourned at 3.35pm.

The meeting reconvened at 3.45pm.

- (6) 15/02419/OUT - Outline application for the construction of up to 80 dwellings, convenience store, petrol filling station and healthcare uses at Land adjacent and rear of the Old Police Houses, York Road, Easingwold for Jomast Developments

PERMISSION REFUSED

(The applicant's agent, Steve Hesmondhalgh, spoke in support of the application).

(Peter Nottage spoke on behalf of Easingwold Town Council objecting to the application.)

- (7) 15/02795/MBN - Prior notification of change of change of use of 3 agricultural buildings to 2 dwellings and associated operational development at Cote House Farm, Busby Lane, Great Busby for Mr Nicholas Hugill

PERMISSION REFUSED

(The applicant's agent, Peter Williams, spoke in support of the application).

- (8) 16/00166/FUL - Conversion of barn to dwellinghouse with double domestic garage, associated parking and revised access at The Stelling, Back Lane, Helperby for J G Swiers (Helperby) Ltd

PERMISSION GRANTED

- (9) 16/00149/FUL - Proposed single storey extension to dwelling at Baileys, Morton on Swale for Mr Aldred Poulter

PERMISSION GRANTED

- (10) 15/02525/FUL - Engineering operation to form 11 fish farm ponds and construction of 2 polytunnels at Land west of Beeches Farm, Tollerton Road, Newton on Ouse for Christopher Rooke, RW Rooke & Sons

PERMISSION GRANTED subject to the deletion of Condition 4.

Disclosure of Interest

Councillor C Rooke disclosed a pecuniary interest and left the meeting during discussion and voting on this item.

- (11) 14/02609/FUL - Construction of 56 dwellinghouses with associated access, parking, open space and landscaping at Land to rear of 56 Ainderby Road, Northallerton for Persimmon Homes (Yorkshire) Ltd

PERMISSION REFUSED

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

(Stewart Bradnam spoke on behalf of Romanby Parish Council objecting to the application.)

(Phillip Cleverley spoke objecting to the application.)

Disclosure of Interest

Councillor B Phillips disclosed a pecuniary interest and left the meeting during discussion and voting on this item.

- (12) 15/02850/FUL- Construction of three storey building for hotel and ancillary restaurant/bar, together with car parking and ancillary works at Land south of Maple Gardens, Topcliffe Road, Sowerby for Premier Inn Hotels Limited

PERMISSION GRANTED

(The applicant's agent, Emma Whitney, spoke in support of the application).

- (13) 15/02697/FUL - Conversion of existing building to form new dwelling together with change of use of buildings/land to domestic at Woods Farm, Main Street, Sutton on the Forest for Mr & Mrs D Mitchell Innes

PERMISSION GRANTED

- (14) 15/02851/FUL - Revised application for the construction of a detached bungalow and associated parking at 131 Long Street, Thirsk for Mr Mark McColmont

PERMISSION REFUSED on the grounds that it is beyond development limits and no exceptional circumstances apply; the visual impact on the conservation area arising from its back land location; the lack of safe access and impact of access on neighbour amenity.

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

(The applicant's agent, Kevin Baker, spoke in support of the application).

(John Bell spoke on behalf of Thirsk Town Council objecting to the application.)

(Andrew Newton spoke objecting to the application.)

- (15) 15/02719/FUL - Construction of an agricultural workers dwelling to include caravan park reception area at Canada Fields, Yafforth for Mr K Tiplady

PERMISSION GRANTED subject to an additional condition linking removal of the existing temporary building to the completion of the approved development.

- (16) 15/02501/FUL - Proposed change of use of agricultural land to domestic and construction of one bungalow at Thrintoft Grange, Thrintoft for Pilcher Homes Ltd

PERMISSION GRANTED on the grounds that the development would not be detrimental to the setting of the heritage asset and was otherwise acceptable.

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

(The applicant's agent, Maurice Cann, spoke in support of the application).

The meeting closed at 6.00 pm

Chairman of the Committee