

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
26th May, 2016 at Yorkshire Suite, Golden Lion
Hotel, High Street, Northallerton

Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	B Phillips
	Mrs B S Fortune		C Rooke
	K G Hardisty		Mrs I Sanderson
	J Noone		Mrs J Watson
	C Patmore		

Also in Attendance

Councillor	Ms C Palmer	Councillor	A Wake
	M S Robson		S Watson

Apologies for absence were received from Councillors D M Blades and S P Dickens

P.3 **MINUTES**

THE DECISION:

That the minutes of the meetings of the Committee held on 28 April and 17 May 2016 (P.27 - P.28 and P.1 – P.2), previously circulated, be signed as correct records.

P.4 **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) 16/00224/OUT - Application for outline planning permission with all matters reserved for the construction of 13 houses at Land south of Northallerton Road, Leeming Bar for Mr David Eyles

PERMISSION GRANTED

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

- (2) 16/00266/OUT - Outline Application for the construction of 17 houses with all matters reserved at Land south of Northallerton Road, Leeming Bar for Mr David Eyles

PERMISSION REFUSED

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

- (3) 16/00858/FUL - Revised application for the construction of a dwelling at Birdforth House, Main Street, Ane for Mr & Mrs Steve Glendenning

PERMISSION GRANTED

- (4) 16/00463/FUL - Glazed rear extension to kitchen and family room at Heselton, 5 Wycar Terrace, Bedale for Mr Stephen Prince

PERMISSION GRANTED

- (5) 16/00318/FUL - Retrospective change of use of agricultural land and buildings to equestrian use in connection with a riding school, livery and training and construction of an equestrian arena for at Cowling Hill Farm, Cowling Lane, Burrill Emma Chapman Training

PERMISSION GRANTED

(The applicant, Emma Chapman, spoke in support of the application.)

(Adam Barass spoke objecting to the application.)

- (6) 15/01668/FUL - Alterations to store and garage to provide extra garage facility and conversion of barn to a dwellinghouse at Village Farm, The Green, Crakehall for Mrs R Walker

PERMISSION GRANTED

- (7) 14/01472/FUL - Construction of 2 dwellings at Greenbank Farm, Dalton for Mr Steve Bradbury

PERMISSION GRANTED

- (8) 16/00561/OUT - Outline application for a dwelling with access at Woodbine Row Danby Wiske for Mr T Hugill

PERMISSION REFUSED

(The applicant, Thomas Hugill, spoke in support of the application.)

(Joan Norris spoke objecting to the application.)

- (9) 15/02666/FUL - Construction of an agricultural storage building at Longbridge House Farm, Stillington Road, Easingwold for Mrs Jane Grant

DEFER to investigate alternative siting of the proposed building; obtain further information on the agricultural justification for the proposed building; and, investigate and obtain further information and advice on the storage of chemicals and fertilisers on the site.

(The applicant's agent, Mr Beal, spoke in support of the application).

(Simon Nahk spoke objecting to the application.)

- (10) 16/00685/FUL - Retrospective application for the use of land and buildings for the display and servicing of motor vehicles and the retention of an office building at Longbridge House Farm, Stillington Road, Easingwold for Grants Pro AGK LTD

PERMISSION REFUSED on the grounds that the site is unsuitable for the use applied for; and, that there is a risk to public safety due to the site's accessibility and the relationship with other users of the site.

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

(The applicant's agent, Mr Beal, spoke in support of the application).

The meeting was adjourned at 3.45pm and reconvened at 3.55pm

- (11) 16/00458/FUL - Single story extension to kitchen, garage & outbuilding and conversion of part of garage to office at The Nook, 80 High Street Great Broughton for Mr Dominic Holloran

DEFER for site visit and the Highway Authority's observations.

(Wendy Moor spoke objecting to the application.)

- (12) 16/00219/OUT - Outline application with some matters reserved (includes access and layout) for the construction of a detached two storey dwelling at Land adjacent to Village Hall, Hackforth for Mr F Iveson

PERMISSION GRANTED

- (13) 16/00556/FUL - Extensions and alterations to garage buildings to form a dwelling at Ship Service Station, Low Worsall for Mr Paul Neasham

DEFER to obtain more information on the site location in relation to services.

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

- (14) 16/00423/FUL - Alterations and extension to dwelling to create addition bedrooms and dining room at 1 Sladeburn Drive, Northallerton for Mr & Mrs P Schofield

PERMISSION GRANTED

(The applicant's agent, Andrew Lynn, spoke in support of the application).

(Mrs Eileen Tyndall spoke objecting to the application.)

- (15) 15/02817/FUL - Change of use of commercial building to a dwelling at 88B High Street, Northallerton for Mr G Farooq

PERMISSION REFUSED

(The applicant's agent, Andrew Lynn, spoke in support of the application).

- (16) 16/00470/FUL - Proposed extension to create a granny annex and construction of a new house at The Croft, South Back Lane, Tollerton for Mrs M Hardy

APPLICATION WITHDRAWN

- (17) 16/00033/FUL at Land adjacent to Dabs Bank, West Rounton for Mr Gary Cunningham

PERMISSION GRANTED subject to an additional condition to be imposed removing permitted development rights.

(The applicant's agent, Tony Clarke, spoke in support of the application).

Disclosure of Interest

Councillor Mrs B S Fortune disclosed a personal interest and left the meeting during discussion and voting on this item.

- (18) 16/00444/OUT - Outline application for planning permission with some matters reserved (access) to construct a single dwellinghouse at The Paddocks, Swainby for Mr John Swales

PERMISSION REFUSED due to its location and siting the proposed dwelling would be an anomalous and intrusive feature harmful to the rural surroundings, contrary to policy CP16 and DP30. The proposal is also contrary to criteria 2 and 4 of the Interim Policy Guidance Note as the site does not reflect the existing built form and character of the village and would be an incongruous feature within the rural surroundings of the site.

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

The meeting closed at 5.10 pm

Chairman of the Committee