

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
18th August, 2016 at Council Chamber, Civic  
Centre, Stone Cross, Northallerton

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Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	K G Hardisty
	D M Blades		J Noone
	M A Barningham		C Patmore
	S P Dickins		B Phillips
	Mrs B S Fortune		Mrs I Sanderson

Also in Attendance

Councillor	D Hugill	Councillor	M S Robson
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An apology for absence was received from Councillors C Rooke

P.9 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 21 July 2016 (P.7 - P.8), previously circulated, be signed as a correct record.

P.10 **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) 15/01240/OUT - Outline application for up to 105 dwellings with all matters reserved at Wilbert Farm, Sandhill Lane, Aiskew for Mr Robin Stead

PERMISSION GRANTED subject to a minimum of 28% affordable housing to be provided as part of the development.

(The applicant's agent, Rawdon Gascoigne, spoke in support of the application).

(Michael Chaloner spoke objecting to the application.)

- (2) 16/01300/FUL - Retrospective application for extending of an industrial unit at Unit 1, Bank Top Yard, Bedale Road, Aiskew for Mr Charles Knight

PERMISSION GRANTED

(Mr Tinker spoke objecting to the application.)

- (3) 16/01288/FUL - Extension to existing agricultural building to provide manure store at Westholme Farm, Islebeck Lane, Islebeck for Mr & Mrs D Sanderson

PERMISSION GRANTED

Disclosure of Interest

Councillor Mrs I Sanderson disclosed a pecuniary interest and left the meeting prior to discussion and voting on this item.

- (4) 16/01477/OUT - Outline application for 2 dwellings (all matters reserved) at 16 Thornlands, Easingwold for Mr & Dr Boyd

PERMISSION GRANTED

The decision was contrary to the recommendation of the Executive Director. The Committee concluded that the proposed development would not be detrimental to the character and appearance of the area or significantly harm residential amenity.

(The applicant's agent, Jonathan Saddington, spoke in support of the application).

- (5) 16/00293/FUL - Demolition of existing agricultural buildings and construction of 2 dwellings together with ancillary works at Town End Farm, East Harlsey for Mr Michael Ward

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

(Nick Barnard spoke on behalf of East Harlsey Parish Council objecting to the application.)

(Peter Gardner spoke objecting to the application.)

- (6) 16/01308/FUL - Construction of dwellinghouse with attached domestic garage, formation of new vehicular access and associated parking at Land to the south of Southfields, Silver Street, Hackforth for Mr & Mrs Neasham

PERMISSION GRANTED

- (7) 16/01330/MRC - Application for the removal of condition 10 of 16/01656/FUL (affordable housing provision) relating to the construction of 4 new dwellings and associated access road and parking at Land adjacent 4-5 Brookside, Hackforth for Mr Graeme Newton

PERMISSION GRANTED

- (8) 16/01180/MRC - Variation of conditions 2 (drawing numbers), 9 (parking, turning and access areas) & 17 (materials) of planning permission 15/00325/FUL - redevelopment of garage to provide convenience store, ATM, customer car park and associated petrol filling station at Spar 36 Garbutts Lane, Hutton Rudby for James Hall and Company

PERMISSION GRANTED

(The applicant's agent, Debbie Smith, spoke in support of the application).

- (9) 16/01422/FUL - Alterations and two storey extension to the rear of the dwellinghouse at 5 East Side, Hutton Rudby for Mr M Hill

PERMISSION GRANTED

(The applicant, Mr M Hill, spoke in support of the application.)

- (10) 16/00872/FUL - Change of use from annexe to separate dwelling at Moo Lodge, The Meadows, Kirkby in Cleveland for Mr and Mrs Emmerson

PERMISSION GRANTED

(The applicant, Peter Emmerson, spoke in support of the application.)

- (11) 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 land from agricultural to domestic, change of use of part of the site from agricultural to allotments, change of use of part of the site from agricultural to recreational keeping and grazing of horses and construction of one stable building at Kirkby House Farm, Hill Road, Kirkby in Cleveland for Mr and Mrs Rowland Holmes-Smith

PERMISSION GRANTED subject to additional conditions for the retention of the closed hedge on the boundary and in relation to external lighting.

(Mary Frew spoke on behalf of Kirkby in Cleveland Parish Council in support of the application.)

- (12) 16/01221/OUT - Outline application for the construction of 2 dwellings to consider access and layout at Church View, Myton on Swale for Mr & Mrs Glew

PERMISSION REFUSED

(Julie Midsomer spoke on behalf of Myton-on-Swale Parish Meeting objecting to the application.)

- (13) 16/01323/FUL - Change of use of agricultural land to equestrian and the formation of an all-weather private equestrian arena at Land west of Beeches Farm, Newton on Ouse for Mr & Mrs C Rooke

PERMISSION GRANTED

- (14) 16/00808/OUT - Outline application with some matters reserved (access to be considered) for the construction of four dwellings at Land east of Amberleigh House, Lowfields Lane, Pickhill for Pickhill Top Ltd.

PERMISSION GRANTED

(The applicant's agent, Alex Cowling, spoke in support of the application).

- (15) 16/01041/FUL - Construction of detached dwelling following demolition of existing storage building and change of use of existing buildings to ancillary domestic outbuildings to the new dwelling and associated works at 10 Cooper Lane Potto for Mr and Mrs K Davison

PERMISSION REFUSED

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

(Andrew Wilde spoke on behalf of Potto Parish Council supporting the application.)

- (16) 16/01419/FUL - Alterations and subdivision of dwelling to form two dwellings at The Old Post Office, Sinderby for Mrs Rosina Gilboy

PERMISSION GRANTED

(The applicant, Rosina Gilboy, spoke in support of the application.)

- (17) 16/00712/OUT - Outline application with some matters reserved for a detached dwelling at Hill Farm, Skipton on Swale for Mr P Robinson

PERMISSION GRANTED

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

(Audrey Kitching spoke on behalf of Skipton-on-Swale Parish Meeting supporting the application.)

The decision was contrary to the recommendation of the Executive Director. The Committee concluded that the proposed development was compliant with Interim Policy Guidance and other relevant Local Development Framework policies.

- (18) 16/01421/FUL - Creation of 7 additional touring caravan pitches within the existing caravan site, and the change of use of land to create a touring caravan storage area and new visitor car park at Canada Fields, Moor Lane, Yafforth for Mr Kevin Tiplady

DEFER for additional information and a site visit.

- (19) 16/01157/FUL & 16/01158/LBC - Construction of porch to front elevation of the dwellinghouse at Prospect House, West Tanfield for Mr & Mrs A Cumming

PERMISSION REFUSED

The meeting closed at 5.25 pm

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Chairman of the Committee