

Minutes of the meeting of the PLANNING
COMMITTEE held at 9.30 am on Thursday,
5th January, 2017 at Council Chamber, Civic
Centre, Stone Cross, Northallerton

Present

Councillor D A Webster (in the Chair)

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

Also in Attendance

Councillor	R W Hudson	Councillor	A Wake
	R Kirk		Mrs J Watson
	M S Robson		

An apology for absence was received from Councillor S P Dickins

P.20 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 8 December 2016 (P.18 - P.19), previously circulated, be signed as a correct record.

P.21 **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) 16/02048/FUL - Revised application for change of use of land to holiday lodge park (54 Lodges) with associated reception building, solar farm, landscaping and amenity ponds, together with formation and alteration of highway access and internal roads and associated car parking at Angrove Park, Winley Hill, Great Ayton for Mr Alan Petch

PERMISSION GRANTED subject to the satisfactory completion of a Section 106 Agreement to secure the future maintenance of the highway verge.

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

(John Fletcher spoke on behalf of Great Ayton Parish Council in support of the application.)

(Steve Barker spoke objecting to the application.)

- (2) 16/01941/FUL - Proposed construction of new dwelling at Edgewold, Easingwold Road, Huby for Miss Caroline Thomson

PERMISSION REFUSED

(The applicant, Caroline Thomson, spoke in support of the application.)

- (3) 16/02136/FUL - Change of use of agricultural land to provide extension of existing caravan park for provision of 49 permanent static unit pitches at Canvas Farm, Moor Road, Knayton for Mr and Mrs Cook

PERMISSION GRANTED subject to an amendment to Condition 18 to specify a minimum of 3 passing places

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

(Barbara Scott spoke on behalf of Knayton with Brawith Parish Council objecting to the application.)

- (4) 16/02127/FUL - Site development to form 3 new dwellings (revision to planning application 16/01540/FUL) at Land to the south of Bravener Court, Newton-on-Ouse for Mrs Toni Johnston

DEFER for further consideration on the impact on protected species and to seek a reduction of the height of the building on Plot 1

(The applicant, Toni Johnston, spoke in support of the application.)

(Andrew Windrum spoke on behalf of Newton-on-Ouse Parish Council objecting to the application.)

(Anthony Scott spoke objecting to the application.)

Disclosure of Interest

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

- (5) 16/02464/FUL - Retention of three existing dwellings located within converted outbuildings to the rear of Framfield House at Framfield House, Main Street, Shipton by Beningbrough for Mrs M Johnson

PERMISSION REFUSED on the grounds that the site is of an inadequate size to make satisfactory provision for vehicle parking and turning, private amenity space for the units and safe pedestrian access for all users.

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

(The applicant's agent, Ken Wood, spoke in support of the application).

(Mark Danter spoke on behalf of Shipton Parish Council objecting to the application.)

(Richard Irving spoke objecting to the application.)

- (6) 16/02441/FUL - Construction of a replacement detached domestic garage at Amblers Lodge, Amblers Lane, Shipton by Beningbrough for Mr & Mrs B M Dean

PERMISSION GRANTED

- (7) 16/00529/FUL - Demolition of an outbuilding and the construction of 42 residential units at Station Yard, Mowbray Terrace, West Tanfield for Berkeley DeVeer

PERMISSION GRANTED subject to an additional condition for a retaining structure adjacent to the former railway line; a Section 106 Agreement to secure affordable housing and to allow for the review of affordable housing numbers; and to establish the extent of the adoptable highway

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

The meeting adjourned at 12.10pm and reconvened at 1.30pm.

- (8) 16/01614/OUT - Outline planning application with details of access and layout (all other matters reserved) for residential development and Mrs C M Clift at Land adjacent Church House, Church Wind, Aine for Mr R G Hirst

PERMISSION GRANTED

(Ron Taylor spoke objecting to the application.)

- (9) 16/02163/FUL - Revised retrospective application for change of use from agriculture to temporary mixed use, adding external temporary storage of log cabins and static holiday homes at Sunley Woods Farm, Husthwaite for Mr Ben Duffield

PERMISSION REFUSED

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

(Peter Fox spoke on behalf of Husthwaite Parish Council objecting to the application.)

(Phillip Hewitson spoke objecting to the application.)

- (10) 16/02307/FUL - Change of use of annexe to a dwellinghouse and formation of access at Tatton Lodge, Londonderry for Mr & Mrs J Bleasdale

PERMISSION GRANTED

- (11) 16/02401/FUL - Retrospective application for change of use of agricultural building to general machine/contractor repair at Bye Green Holdings, Low Street, Husthwaite for Mr Thomas Carter

PERMISSION GRANTED subject to an amendment to Condition 3 requiring the doors to be closed during work operations.

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

- (12) 16/02182/FUL - Two storey and single storey extensions to the rear of the dwellinghouse at 22 North End, Hutton Rudby for Mr Kevin Smith

DEFER for further consideration of daylight and sunlight issues

- (13) (a) 16/02242/FUL & (b) 16/02243/LBC - Applications for planning permission and Listed Building Consent for demolition of agricultural buildings, conversion of agricultural building to dwellinghouse, construction of two dwellinghouses and construction of building for parking/storage, construction of replacement garage and alterations to the access drive at Goldswang Farm, The Green, Kirklington for Kirklington (Yorks) Estates

16/02242/FUL - PERMISSION GRANTED

16/02243/LBC - PERMISSION GRANTED

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

- (14) 16/02343/FUL - Formation of new car parking including alterations and improvement to car parking layout with associated landscaping following the removal of existing buildings to the rear of 8-18 Priory Close at Friarage Hospital, Northallerton for South Tees NHS Foundation Trust

PERMISSION GRANTED subject to amendment of Conditions 2 and 10 to provide an additional section of boundary fencing

(The applicant's agent, Joe Biggs, spoke in support of the application).

(Irene Dolman spoke objecting to the application.)

- (15) 16/02339/FUL - Alteration to existing roof height of single storey dwelling to create first floor accommodation and a single storey extension to front of the bungalow and the creation of a new access at Debeviane, Hilton Road, Seamer for Mr & Mrs Simon Evershed

PERMISSION GRANTED

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

(Walter Patterson spoke on behalf of Seamer Parish Council objecting to the application.)

(Derek Winterbotham spoke objecting to the application.)

- (16) 16/01575/FUL - Demolition of substation, office building and garage and construction of 2 detached single storey dwellings with vehicle parking together with modified verge crossing and associated works at Masonic Lane, Thirsk for Mr I Stevenson

PERMISSION GRANTED

- (17) 16/02304/FUL - Proposed alterations and change of use of ground floor to a retail unit, change of use of second floor from dance studio/gym to three apartments and the construction of a detached dwelling to the rear at 2 Castlegate, Thirsk for Mr W Calvert

PERMISSION GRANTED because it was considered that the alterations do not cause harm to the character and appearance of the conservation area and building

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

(The applicant's agent, Paul Walkland, spoke in support of the application).

- (18) 16/02380/FUL - First floor extension to existing dwelling for at The Old Black Bull, Thormanby Mr Peter Gibson

PERMISSION GRANTED

- (19) 16/01951/FUL - Construction of a warehouse in association with the existing business use and two storey ancillary mess facility with associated external access, parking and drainage attenuation pond at Land adjacent Eldmire Lane, Dalton for NTS Dalton

PERMISSION GRANTED

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

The meeting closed at 4.20 pm

Chairman of the Committee