

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
30th March, 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
	S P Dickins		C Rooke
	Mrs B S Fortune		Mrs I Sanderson
	K G Hardisty		

Also in Attendance

Councillor S Watson

P.26 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 2 March 2017 (P.24 - P.25), previously circulated, be signed as a correct record.

P.27 **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) 16/02714/FUL - Construction of five detached dwellinghouses at Land to the east of Willow Gardens, Leeming Bar for Briahaze Village Homes

PERMISSION GRANTED subject to an additional condition to protect wall mounted utilities

- (2) 17/00403/FUL - Alterations and extensions to existing flats and demolition of pizza shop and construction of a detached building to provide 4 flats at 5 Northallerton Road, Leeming Bar for Mr J Costandi

PERMISSION GRANTED

- (3) 16/02434/OUT - Outline application with details of access (all other matters reserved) for the construction of a dwelling and a detached garage at The Stables, Gatenby for Mrs Sarah Michael

PERMISSION REFUSED

(The applicant, Mr James Michael, spoke in support of the application.)

- (4) 16/02247/FUL - Development of four dwellings at Part OS 8471 and 9170, Gracious Street, Huby for Northminster Ltd

PERMISSION GRANTED

- (5) 16/02525/MRC - Variation of condition 2 of planning permission 15/02246/FUL (approved plans changes to design) - 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 & Mrs Rowland & Jane Holmes-Smith

PERMISSION GRANTED

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

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

Note: Councillor D Blades left the meeting following discussion and voting on the above item.

- (6) 16/02574/OUT - Outline application with all matters reserved for a single dwelling at Churchfields, Piersburgh Lane, Low Worsall for Mr Peter Lancaster

PERMISSION REFUSED

(The applicant, Mrs Fiona Lancaster, spoke in support of the application.)

- (7) 17/00370/FUL - Single storey extension to provide additional fitness suite & toning studio spaces together with an accessible WC provision and a 24 hour access doorway; internal refurbishment works to revamp the existing changing areas, and provide new dance & group cycle/multi-purpose studios together with a new platform lift provision from the main entrance area at Hambleton Leisure Centre, Northallerton Road, Brompton for Hambleton District Council

PERMISSION GRANTED

- (8) 17/00234/FUL - Cancer centre building and associated works at Friarage Hospital, Northallerton for South Tees Hospitals NHS Foundation Trust

PERMISSION GRANTED

- (9) 17/00073/MRC - Removal of condition 15 and variation of condition 14 (to read cabins shall only be stacked in the 7 shaded areas "annotated as hatched areas" on submitted drawing PKA/2/030 and no cabins shall be stacked to a height of more than 6m unless otherwise agreed in writing by the Local Planning Authority) to previously approved application 14/02558/MRC - Application to vary conditions 18, 19, 20 and 21 of approved scheme 14/00141/FUL at Station Lane, Shipton by Beningbrough for S Wernick & Sons (Holdings) Ltd

PERMISSION GRANTED subject to an additional condition to control audible warning safety system on cranes

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

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

(Mr John Crompton spoke objecting to the application.)

- (10) 17/00005/OUT - Outline application with all matters reserved for a residential development at Land to the east of Flawith Road, Tholthorpe for Messrs Robinson, Foster & Castlevale Ltd

PERMISSION GRANTED

- (11) 16/02733/FUL - Conversion of barns to create 4 dwellings at Holmfield, Newton Road, Tollerton for Mr Jim Robinson

PERMISSION GRANTED

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

- (12) 17/00153/FUL - Four detached houses and ten parking spaces for school staff at Anchor Dykes, Station Road, Topcliffe for Mr & Mrs N Corps

APPLICATION WITHDRAWN

The meeting closed at 4.00 pm

---

Chairman of the Committee