

Minutes of the meeting of the PLANNING  
COMMITTEE held at 10.00 am on Thursday,  
28th June, 2018 in the Council Chamber, Civic  
Centre, Stone Cross, Northallerton

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Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	R W Hudson
	M A Barningham		B Phillips
	D M Blades		C Rooke
	K G Hardisty		D A Webster

Also in Attendance

Councillor	G W Dadd	Councillor	Mrs J Watson
	M S Robson		S Watson

Apologies for absence were received from Councillors S P Dickins, Mrs B S Fortune and C Patmore

P.5 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 31 May 2018 (P.3 - P.4), previously circulated, be signed as a correct record, subject to an amendment to item 7 to record that Andrew Cunningham spoke on behalf of the applicant and Clive Walley spoke on behalf of Ingleby Arncliffe Parish Council in support of the application.

P.6 **PLANNING APPLICATIONS**

The Committee considered reports of the Deputy Chief Executive 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 Deputy Chief Executive had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Deputy Chief Executive 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 Deputy Chief Executive, unless shown otherwise:-

- (1) 18/00760/OUT - Outline application for two dwellings with details of access (all other matters reserved) at Land adjacent 91 Bedale Road, Aiskew for Mr J Yates

PERMISSION GRANTED subject to North Yorkshire County Council's Highways advice and a condition restricting the development to consist of two bungalows. Permission granted because the Committee felt the development was in a sustainable location and would not cause harm to the countryside.

The decision was contrary to the recommendation of the Deputy Chief Executive.

(The applicant's agent, Zoe Harrison, spoke in support of the application).

- (2) 18/00116/FUL - Construction of 3 terrace houses (2 x 3 bedroom and 1 x 4 bedroom) and associated works, parking and formation of new vehicle access at Land north east of 6 School Terrace, Carlton Road, Carlton Miniott for Jean Wood

PERMISSION GRANTED

- (3) 17/02490/FUL - Construction of five detached dwellings at Land at the rear of the Moor and Pheasant Public House, Dalton for Moor and Pheasant Ltd

PERMISSION REFUSED with an additional reason for refusal that the loss of the existing use of the site would have a detrimental impact on local economy.

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

- (4) 18/00423/FUL - Construction of one dwelling at Ivy House, Dalton for Mr Wood

DEFER for a flood risk assessment and further consideration of the proposed access.

- (5) 18/00494/FUL - Construction of a slurry pit at Land south west of Low Brockholme Farm, Streetlam for H Pattison Partners

PERMISSION GRANTED because the Committee felt that the benefits of the proposed agricultural practice and its location outweighed the harm to the countryside subject to landscaping conditions.

The decision was contrary to the recommendation of the Deputy Chief Executive.

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

- (6) 18/00661/FUL - Change of use of storage/workshop to furniture manufacture, repair and refurbishment and textile manufacture with ancillary retail use at Summersgill Auctioneers, Unit 1, Roxby House Business Park, York Road, Easingwold for Mr T Summersgill

PERMISSION GRANTED

Disclosure of Interest

Councillor D A Webster disclosed a personal interest as his spouse is related to the applicant and left the meeting prior to discussion and voting on this item.

- (7) 18/00810/FUL - Retrospective change of use from office (B1 use) to a dwellinghouse (C3 use) at 1 Hawkhill Drive, Easingwold for Serco Limited

PERMISSION GRANTED

The meeting adjourned at 11.35am and reconvened at 1.30pm

Councillor Mrs B S Fortune in attendance at the meeting from 1.30pm

- (8) 18/00414/FUL - Construction of a dwelling at Land at Raby Lane, East Cowton for Mr Rawlins

PERMISSION GRANTED subject to officers receiving confirmation from Yorkshire Water on matters of surface water and foul water disposal.

(Kenneth Smith spoke objecting to the application.)

- (9) 18/00701/OUT - Outline application (with some matters reserved) for a dwelling with integral garage at Ashdale, Gracious Street, Huby for Mr Cahill

PERMISSION GRANTED

- (10) 18/00788/MRC - Variation of conditions attached to planning permission 16/02127/FUL - construction of three dwellings and associated works (revision to planning application 16/01540/FUL) at Land to the south of Bravener Court, Newton on Ouse for A.T. Lee Properties Ltd

PERMISSION GRANTED

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

Disclosure of Interest

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

- (11) 18/00733/FUL - Conversion of barn/stables unit to single dwelling at Pear Tree Cottage, Raskelf for Mr and Mrs Lee

PERMISSION GRANTED

- (12) 17/01653/FUL - Retrospective application for an extension to a biomass building at Busby Stoop Farm, Skipton Old Airfield, Sandhutton for Richard Maxwell Ltd
- PERMISSION GRANTED subject to conditions relating to control of noise and other matters. The Committee felt that adequate protection of residential amenity could be achieved through conditions.
- The decision was contrary to the recommendation of the Deputy Chief Executive.
- (Councillor Janet Watson spoke on behalf of Sandhutton Parish Council objecting to the application.)
- (13) 17/01855/FUL - Retrospective siting of a detached biomass building at Moose Turkey Farm, Skipton Old Airfield, Sandhutton for Richard Maxwell Ltd
- PERMISSION GRANTED
- (14) 17/01863/FUL - Retrospective application for the construction of a detached biomass building and associated parking at Swale Turkey Farm, Skipton Old Airfield, Sandhutton for Richard Maxwell Ltd
- PERMISSION GRANTED
- (15) 17/01856/FUL - Retrospective application for the construction of a detached biomass building and associated parking at Sandybank Turkey Farm, Skipton Old Airfield, Sandhutton for Richard Maxwell Ltd
- PERMISSION GRANTED
- (16) 17/01866/FUL - Retrospective application for the construction of a detached biomass building and associated parking at North Turkey Farm, Skipton Old Airfield, Sandhutton for Richard Maxwell Ltd
- PERMISSION GRANTED
- (17) 18/00825/FUL - Retrospective storage of logs for woodchipping, operation of mobile wood chipper and weighbridge at Busby Stoop Farm, Skipton Old Airfield, Sandhutton for Richard Maxwell Ltd
- DEFER to allow preparation of a noise report and appropriate mitigation measures.
- (Councillor Janet Watson spoke on behalf of Sandhutton Parish Council objecting to the application.)
- (Councillor Gareth Dadd spoke on behalf of an objector objecting to the application.)
- (18) 17/02612/FUL - Construction of one detached dwellinghouse at Stokesley Used Car Sales, Tame Bridge for Mr Da Silva
- PERMISSION REFUSED as the Committee had concerns regarding drainage on the site, the size and massing of the proposed development and the amenity impact on future residents of the proposed dwelling from commercial premises to the rear of the site.

The decision was contrary to the recommendation of the Deputy Chief Executive.

(The applicant's agent, Ian Lyle, spoke in support of the application).

- (19) 16/00755/OUT - Outline planning application for the construction of a detached dwelling with garage and access drive at The Laurels, Main Street, Tollerton for Miss Lynne Dawson

PERMISSION GRANTED

Note: Councillor D A Webster left the meeting at 4.30pm prior to discussion and voting on item 20

- (20) 17/01321/FUL - Demolition of garages and construction of a four bedroom dwelling at Walkers Ground, Church Street, Topcliffe for Ms Jacqui Collyns

PERMISSION REFUSED

(The applicant's agent, Anne Johnson, spoke in support of the application).

- (21) 17/01320/LBC - Listed building consent for the demolition of garages at Walkers Ground, Church Street, Topcliffe for Ms Jacqui Collyns

PERMISSION GRANTED

The meeting closed at 4.50 pm

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Chairman of the Committee