

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
18th October, 2018 in the Council Chamber,
Civic Centre, Stone Cross, Northallerton

Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	C Patmore
	M A Barningham		B Phillips
	D M Blades		C Rooke
	Mrs B S Fortune		D A Webster
	K G Hardisty		

Also in Attendance

Councillor M S Robson

Apologies for absence were received from Councillors S P Dickins and R W Hudson

P.14 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 20 September 2018 (P.12 - P.13), previously circulated, be signed as a correct record.

P.15 **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) 18/01413/FUL - Creation of new detention basin at Land south of Bedale Rose Avenue, Leeming Bar for Mulberry Homes

DEFER for further investigation of the proposal.

(The applicant's agent, Kate Broadbank, spoke in support of the application).

(Rosemary Walker spoke objecting to the application.)

- (2) 18/00209/FUL - Construction of two detached dwellings and garages together with ancillary external works, drainage and landscape at Land adjacent to Beechcroft Farm, Aldwark for Keepsake Homes Ltd

PERMISSION GRANTED

- (3) 18/00995/FUL - Demolition of existing storage sheds and construction of five detached houses, with associated garages and access road at The Old Station Yard, Station Road, Alne Station for Mr and Mrs Adamson

PERMISSION GRANTED subject to an additional condition that the gate to the railway access is to be 1.8 metres high and prior to the occupation of the dwellings is to be kept locked and secured, and thereafter is to be maintained in a secure manner.

- (4) 18/01560/FUL - Construction of warehouse and offices at Plot 1, Conygarth Way, Leeming Bar Business Park, Leeming Bar for Mr Stephen Clark

PERMISSION GRANTED

- (5) 18/01132/FUL - Demolition of intensive livestock units and partial demolition of bungalow to accommodate vehicular access and construction of five dwellings for at Bagby Hall Farm, Bagby Mr T Robson

PERMISSION GRANTED

Note: Councillor D M Blades left the meeting at 2.30pm and did not return.

- (6) 18/01472/FUL - Demolition of garage & workshop and construction of a detached four-bedroom, two-storey dwelling at Oak Cottage, Church Hill, Crayke for Mr N Jackson

PERMISSION REFUSED because the scheme was an overdevelopment of the site; harmed amenity of neighbours; provided poor amenity for occupiers, and poor access, together with the contrived design which failed to meet the requirements of the Local Development Framework policies and that would harm the character and appearance of the Conservation Area, and the absence of surface water drainage details.

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

(Simon Cockerill spoke objecting to the application.)

- (7) 18/00938/OUT - Outline application (with matters of access and layout to be determined) for the construction of one detached dwelling at Land to the Rear of 81 to 83, High Street, Great Broughton for Mr and Mrs Bowes

PERMISSION REFUSED

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

- (8) 18/01879/FUL - Change of use of (B1) vacant ground floor office to osteopathic clinic (D1) at Suite 4, Springboard Business Centre, 24 Ellerbeck Way, Stokesley, North Yorkshire, TS9 7JZ for Mrs Amelia Mann

PERMISSION GRANTED

- (9) 18/01024/REM - Reserved matters application for six dwellings at D Oakley Limited, 68 Romanby Road, Northallerton for Park Quadrant Homes

PERMISSION REFUSED because the scheme was an overdevelopment of the site with insufficient parking, a loss of amenity to neighbours, and failed to achieve the design requirements of the Local Development Framework.

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

(Andrew Cunningham, spoke on behalf of the applicant in support of the application).

(John Prest spoke on behalf of Northallerton Town Council objecting to the application.)

(John Prest spoke on behalf of a number of residents objecting to the application.)

Note: The meeting adjourned at 3.20pm and reconvened at 3.30pm

- (10) 18/01602/OUT - Application for Outline Planning Permission with some matters reserved (to consider access and layout) for the construction of 5no dwelling houses at OS Field 2719, Stokesley Road, Hutton Rudby for Mr D Bainbridge

PERMISSION GRANTED

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

(Mick Fenwick spoke on behalf of Rudby Parish Council objecting to the application.)

- (11) 18/01798/APN - Application for Prior Notification for an agricultural building to cover an existing straw based farm yard manure muck store at Bruce House, Scaife Shay Lane, Sessay for Mr Sanderson

PRIOR APPROVAL IS NOT REQUIRED

- (12) 18/01169/TPO - Felling of trees the subject of a Tree Preservation Order at The Grove, Skipton on Swale for Mr Jeremy Hogan

PERMISSION GRANTED because the Committee considered that the trees were out of character for the area and that the TPO had outlived its usefulness.

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

(The applicant, Jeremy Hogan, spoke in support of the application.)

- (13) 18/01008/MRC - Application for variation of conditions 7,10,11,15,16 and 18 and removal of condition 12 (location of events within the grounds of Rudby Hall to previously approved application 15/00961/MRC at Rudby Hall, Skutterskelfe, North Yorkshire, TS15 0JN for Mr Michael Hepburn

DEFER for further discussions on conditions.

(The applicant, Martin Johnson, spoke in support of the application.)

(Mick Fenwick spoke on behalf of Rudby Parish Council objecting to the application.)

(Alistair Powell spoke objecting to the application.)

- (14) 18/01791/APN - Application for Prior Notification for a proposed agricultural building to cover an existing straw based FYM muck store at Land between Upsall Lane and Hag Lane, Hag Lane, South Kilvington for Mr Sanderson

PRIOR APPROVAL IS NOT REQUIRED

- (15) 18/00005/TPO2 - Tree Preservation Order 2018 No 5 at Land Rear of, St Josephs Presbytery, 1 Tanton Road, Stokesley for Diocese of Middlesbrough

THAT TREE PRESERVATION ORDER 2018 NO. 5 BE CONFIRMED

- (16) 18/01334/FUL - Alterations and change of use of dwelling to create a house of multiple occupancy and alterations to the garage to form a car port and Borin at The Old Model Lodgings, 1A Barbeck, Thirsk for Miss Ruth and Samuel Morris

APPLICATION WITHDRAWN

- (17) 18/00331/FUL - Demolition of existing buildings and erection of 112 dwellings with associated open space, access and infrastructure at Former Austin Reed Site, Station Road, Thirsk for Bellway Homes Ltd (Yorkshire Division) and Thirsk Investments Limited

PERMISSION GRANTED subject to an additional condition requiring the provision of acoustic fencing where necessary.

(The applicant, Paul Thornton, spoke in support of the application.)

The meeting closed at 5.20 pm

Chairman of the Committee