

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.00 am on Thursday,
15th November, 2018 in the Council Chamber,
Civic Centre, Stone Cross, Northallerton

Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	R W Hudson
	M A Barningham		C Patmore
	D M Blades		C Rooke
	S P Dickins		D A Webster
	Mrs B S Fortune		

Also in Attendance

Councillor	D B Elders	Councillor	Mrs I Sanderson
	Mrs C S Cookman		

Apologies for absence were received from Councillors K G Hardisty and B Phillips

P.16 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 18 October 2018 (P.14 - P.15), previously circulated, be signed as a correct record.

P.17 **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:-

- (1a) 18/01849/FUL - Erection of cinema (Use Class D2) with 3 food and beverage units at ground floor (Use Classes A3 and/or A4 and/or A5); erection of 3 retail units (Use Class A1); change of use and conversion of existing buildings from prison to office space (Use Class B1a), 4 residential units (Use Class C3), 2 retail units (A1) and 2 food and beverage units (Use Classes A3 and/or A4 and/or A5), including alterations and extensions; associated public realm and landscaping including new civic square, car parking, servicing areas and new vehicular and pedestrian accesses at East Road, Northallerton for Central Northallerton Development Company Limited

PERMISSION GRANTED subject to an additional condition requiring the provision of space within the site for the display of information relating to the site history.

(The applicant, Jonathan Stubbs, spoke in support of the application.)

(Mr Ronald Pratt spoke objecting to the application.)

Note: The meeting adjourned at 12.00pm and re-convened at 12.05pm

- (2a) 18/01850/LBC - Listed building consent for internal and external alterations to former prison buildings at East Road, Northallerton for Central Northallerton Development Company Limited

PERMISSION GRANTED

(Mr Brian Jennings spoke objecting to the application.)

Note: Morning session concluded at 12.30pm and reconvened at 13.30pm.

Note: Councillor R Hudson joined the meeting at the beginning of the afternoon session

- (1) 18/01354/FUL - Construction of dwelling and detached garage at The Croft, Main Street, Alne for Mr and Mrs P Tomlinson

DEFER for further consideration of the impact on the Conservation Area.

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

(Dr Gudrun Gaudian spoke on behalf of Alne Parish Council objecting to the application.)

(Tim Axe spoke objecting to the application.)

- (2) 18/02070/FUL - Full planning application for the construction of a detached bungalow at Fallosen, Forest Lane, Alne for Mr Davidson

PERMISSION GRANTED

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

- (3) 18/00592/FUL - Residential development comprising 14 dwellings at The Allotment Gardens, Masham Road, Bedale for Arncliffe Homes Ltd

DEFER for site visit.

- (4) 18/01762/OUT - Outline application with all matters reserved for a proposed 2 bed detached bungalow adjacent 41 Ripon Way at 41 Ripon Way, Carlton Miniott for Mr and Mrs Wilson

PERMISSION REFUSED

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

- (5) 18/02110/FUL - Replacement of old conservatory at Whistling Green, Crayke for Mr John Binks

PERMISSION GRANTED because the Committee decided that, subject to suitable materials, the development would not harm the character and appearance of the property, Conservation Area and Area of Outstanding Natural Beauty.

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

(The applicant, John Binks, spoke in support of the application.)

(Colin Merritt spoke on behalf of Crayke Parish Council in support of the application.)

- (6) 18/01120/REM - Application for approval of reserved matters (appearance/landscape and layout) following outline planning permission - 17/02409/OUT on 12 January 2018 at Wayside, 1 Oulston Road, Easingwold for Mr Tooze

PERMISSION REFUSED

- (7) 18/01609/FUL - Retrospective change of use to residential at Annexe at rear of 97 Long Street, Easingwold for Ms Jessica Lane

PERMISSION REFUSED because the property falls below the size identified in the Nationally Described Space Standards.

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

- (8) 17/02137/FUL - Change of use of building and proposed extension to form independent dwelling to replace a residential caravan at OS Field 1961, Broughton Grange, High Street, Great Broughton for Mr Billy Foster

PERMISSION REFUSED

- (9) 18/02135/OUT - Outline application for the construction of one dwelling at Land west of The Paddocks, Hornby for Mr M Morrison

PERMISSION GRANTED

- (10) 18/01175/OUT - Outline application (all matters reserved) for the construction of 5no. dwellings (scheme reduced) at OS Field 4442, Easingwold Road, Huby for Mr Steve Chapman

PERMISSION GRANTED subject to an additional condition to control finished floor and ground levels.

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

(David Birkenshaw spoke objecting to the application.)

- (11) 18/01992/FUL - Construction of 4no bungalows and associated garages and parking facilities at Land south of Bonny Croft, Back Lane Raskelf for Mr and Mrs Mandefield

PERMISSION GRANTED subject to an additional condition requiring the provision of additional parking.

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

- (12) 18/02101/FUL - Construction of a Pig Farrowing House at Romanby Grange, Boroughbridge Road for Mr Paul Phillips

PERMISSION GRANTED

- (13) 17/00442/OUT - Outline application with all matters reserved for five dwellings at Stokesley Used Car Sales, Tame Bridge for Mr M Da Silva

PERMISSION GRANTED subject to an additional condition restricting the development to bungalows and/or dormer bungalows

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

- (14) 18/00856/FUL - Retrospective application for conversion of outbuilding to form two dwellinghouses and provision of five parking spaces and associated turning area at Framfield House, Main Street, Shipton by Beningbrough for Mrs M Johnson

DEFER for further information on the size of the dwellings and consideration of the safety of vehicle movements within the site.

(The applicant's agent, Stephen Sadler, spoke in support of the application).

(Kate Broadbank spoke objecting to the application.)

- (15) 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 consideration of impact on neighbour amenity.

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

(Alastair Powell spoke objecting to the application.)

- (16) 17/02448/REM - Reserved matters of appearance, landscaping, layout and scale for residential development of 40 dwellings at Land off St Mary's Close, Thirsk for Mr JR Barker and Mrs R Taylor

PERMISSION GRANTED

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

- (17) 18/02129/FUL - Retrospective application for construction of a roof over existing feeding area for cattle at Mowbray Hill Farm, Well for Mr Webster

PERMISSION GRANTED

Disclosure of Interest

Councillor D A Webster disclosed a pecuniary interest, as the Applicant is a family member, and left the meeting prior to discussion and voting on this item.

P.18 **18-01413-FUL - LAND SOUTH OF BEDALE ROSE AVENUE, LEEMING BAR - MATTER OF URGENCY**

All Wards

- (18) 18-01413-FUL – Creation of New Detention Basin at Land South of Bedale Rose Avenue, Leeming Bar for Mulberry Homes Yorkshire Limited - Matter of Urgency

This report was as a matter of urgency owing to the need to ensure that a suitable sustainable drainage system was delivered for the existing homes , to protect those homes and other homes in the vicinity in the case of a 1 in 30 year (or worse) flood event.

PERMISSION GRANTED subject to an additional condition relating to the planting scheme for the basin.

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

(Chris Cunningham spoke objecting to the application.)

The meeting closed at 6.10 pm

Chairman of the Committee