

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
10th January, 2019 in the Council Chamber, Civic
Centre, Stone Cross, Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	D B Elders
	R A Baker		Mrs B S Fortune
	M A Barningham		K G Hardisty
	D M Blades		B Phillips
	S P Dickins		D A Webster

Also in Attendance

Councillor A Wake

An apology for absence was received from Councillor C Rooke

P.21 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 13 December 2018 (P.19 - P.29), previously circulated, be signed as a correct record.

P.22 **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) 18/00592/FUL - Residential development comprising 14 dwellings at The Allotment Gardens, Masham Road, Bedale for Arncliffe Homes Ltd

DEFER for site visit and further information about ransom strip and affordable housing.

(The applicant's agent, Alastair Flatman, spoke in support of the application).

- (2) 18/01575/FUL - Demolition of commercial offices and warehouse and construction of 2 no. dwellings and garages at Whitegates, Burneston for Mr and Mrs Garner

PERMISSION GRANTED as the scale of the development was appropriate to achieve the environmental benefits.

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

(Jonathan Saddington, spoke on behalf of the agent, in support of the application).

- (3) 18/02364/OUT - Application for Outline Planning Permission with some matters reserved (considering access) for the construction of 5 dwellings at Land to east of Manor House Walk, Burneston for Arthur Barker

PERMISSION GRANTED subject to an amended condition to reduce time for commencement.

Disclosure of Interest

Councillor M A Barningham disclosed a non-pecuniary interest and left the meeting prior to discussion and voting on this item.

- (4) 18/02165/FUL - Revised application for the demolition of existing dwelling and construction of a replacement dwelling at Ashwood, Danby Wiske for Mr and Mrs Aldridge

PERMISSION REFUSED as the design was unacceptable and failed to respect local character and matters of flood risk had not been fully addressed.

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

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

(Geoff Solomon spoke on behalf of Danby Wiske Parish Council objecting to the application.)

(Ian Pattinson spoke objecting to the application.)

- (5) 18/00012/TPO2 - Hambleton District Council (Great and Little Broughton Parish Council) Tree Preservation Order 2018 No 12 at OS Field 9348, Back Lane, Great Broughton for Mr and Mrs Cooper

That TPO 2018 No12 be CONFIRMED

- (6) 18/02379/FUL - Construction of a detached dwelling and detached domestic garage/carriage house and log store at Elm House, Hackforth for Mrs G McKinlay

PERMISSION GRANTED

- (7) 18/01603/REM KIRKBY - Application for approval of all Reserved Matters (to consider access, appearance, landscaping, layout and scale) following outline planning permission ref: 15/01543/OUT (Construction of a dwellinghouse) at Land to the south west of Prospect House, Great Fencote for Mr Tim Brierley

DEFER for matters of design and neighbour amenity to be addressed.

(Alison Booth spoke on behalf of Fleetham with Fencote Parish Council objecting to the application.)

(Gary Jones spoke objecting to the application.)

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

- (8) 18/01179/FUL - Demolition of bungalow and construction of three detached dwellings and garages, alterations to existing access and provision of additional vehicle access at Marden, Newby Wiske for Mr and Mrs J Burgess

PERMISSION GRANTED subject to an additional condition to control finished levels and provision of advice about bats and their roosts.

- (9) 18/02119/OUT - Outline application with some matters reserved (access) for the construction of 4no. dwellings at Green Acres, The Green, Raskelf for Mrs S Hodgson

PERMISSION GRANTED

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

- (10) 18/02290/FUL - Retrospective application for the subdivision of existing dwelling to form two dwellings at Hunter Hill Farm Lodge, Tanton Road, Seamer for Mr Mark Simpson

PERMISSION GRANTED

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

- (11) 18/02052/FUL - Change of use of grazing land to paddocks, school yard, post and rail fencing, construction of stable and storage building with 14no roof lights and associated access road and parking for recreational use at Skutterskelfe House, Skutterskelfe for Mrs J Powell

PERMISSION GRANTED subject to conditions relating to stable waste and the use of the development. The Committee considered the development caused no harm to heritage assets and complied with local plan policies.

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

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

(Peter Broome spoke objecting to the application.)

- (12) 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

PERMISSION GRANTED

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

- (13) 18/01757/FUL - Change of use of office to a dwelling for North Star Housing Association at 11 Westgate, Thirsk

PERMISSION REFUSED because the scheme failed to achieve the nationally prescribed space standards.

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

(The applicant, Chris Harris, spoke in support of the application.)

Disclosure of Interest

Councillor P Bardon disclosed a personal non-pecuniary interest and left the meeting prior to discussion and voting on this item.

Councillor J Noone in the Chair.

- (14) 18/01133/OUT - Outline planning submission for detached dormer style dwelling on land adjacent Lyndale at Land Adjacent Lyndale, Welbury, North Yorkshire. DL6 2SG for Mr and Mrs L Race

PERMISSION GRANTED because Members considered the scheme met the requirements of the Interim Policy Guidance and local plan policies.

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

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

Councillor P Bardon in the Chair.

- (15) 18/02362/OUT - Application for outline planning permission with some matters reserved (access) for the construction of a dwelling and relocation of Post Office at Garden Cottage, West Rounton for Mr R Semain

PERMISSION GRANTED

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

The meeting closed at 5.45 pm

Chairman of the Committee