

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday, 7th  
March, 2019 in the Council Chamber, Civic  
Centre, Stone Cross, Northallerton

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Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor	R Kirk	Councillor	A Wake
	N A Knapton		

Apologies for absence were received from Councillors S P Dickins and C Rooke

P.27 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 21 February 2019 (P.25 - P.26), previously circulated, be signed as a correct record.

P.28 **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) 18/02717/OUT - Outline application with all matters except access reserved for the construction of one dwelling at Land south of Skelder Bungalow, Green Hills Lane, Ainderby Steeple for Mr B Place

PERMISSION REFUSED because the Committee considered that the proposed development failed to comply with the requirements of the Interim Policy Guidance in terms of the character and form of the settlement.

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

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

(John Underwood spoke on behalf of Ainderby Steeple Parish Meeting Village Committee objecting to the application.)

- (2) 18/02577/OUT - Outline application with some matters reserved (access and layout) for construction of three residential units with detached garages and associated infrastructure at Land north of Fold House, Main Street, Alne for Mr John Coning

PERMISSION GRANTED subject to receipt of a satisfactory Tree Survey Report.

(Robert Brech spoke on behalf of Alne Parish Council objecting to the application.)

(Mick Howarth Pulleyn spoke objecting to the application.)

- (3) 18/02653/FUL - First floor extension to dwelling, finish in render, alterations to windows/doors and formation of two car parking spaces at Garth Cottage, Monk Green, Alne for Mr and Mrs Laverick

PERMISSION REFUSED because the Committee considered the proposal to be over development of the site resulting in a harmful impact on the character and amenity of the area.

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

(Robert Brech spoke on behalf of Alne Parish Council objecting to the application.)

(Matthew Sigsworth spoke on behalf of Charles and Phoebe Kendall objecting to the application.)

- (4) 18/02084/FUL - Construction of a two storey terraced block of seven dwellings with associated works, parking and alteration to the existing access at Land west of 8 Mowbray Houses, Carlton Miniott for Broadacres Housing Association

PERMISSION GRANTED

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

- (5) 18/02022/FUL - Proposed agricultural building for cattle, farm machinery and other equipment at Land adjacent to Angrove Plantation, Yarm Lane, Great Ayton for Mr Leonard

DEFER for further information regarding the business case for the proposal and submission of a manure management plan.

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

- (6) 18/02704/FUL - Provision of a Coach Layby at Hambleton District Council, Civic Centre Stone Cross, Northallerton Road, Northallerton for Hambleton District Council

PERMISSION GRANTED

- (7) 18/02615/OUT - Outline application with details of access (all other matters reserved) for the construction of two bungalows at Land to the north of Springfield, Station Road, Scruton for Mr George Harland

PERMISSION GRANTED

Note: The meeting was adjourned at 3.25pm and reconvened at 3.35pm.

- (8) 18/02614/MRC - Application for removal of condition 4 of planning permission 14/02360/FUL (change of use of building to a manager's dwelling for adjacent holiday letting units) to enable use as a permanent independent dwelling at Seamer Hill Farm, Seamer for Mr G Armitage

PERMISSION GRANTED

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

- (9) 18/02733/OUT - Application for outline planning permission with details of access (all other matters reserved) for the construction of one dwelling at Land north east of Kingsley Cottage, Sinderby for Mrs E Hopkins

PERMISSION GRANTED subject to an additional condition about finished floor levels.

- (10) 18/01663/FUL - Alterations and extension to dwellinghouse and outbuildings to form two dwellinghouses with associated hardstanding, new dividing wall and new access and gate from the eastern side at Skipton Hall, Skipton on Swale for Mr and Mrs Kitching

PERMISSION GRANTED because the Committee considered the development resulted in no harm to the heritage asset and would optimise its future residential use and a satisfactory visibility splay was achievable.

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

(The applicant's agent, Michael Stephenson, spoke in support of the application).

(Jamie Purves spoke objecting to the application.)

- (11) 18/01731/LBC - Listed building consent application for alterations and extension to existing dwellinghouse and outbuildings to form two dwellinghouses with associated hardstanding, new dividing wall and new access and gate from the eastern side for at Skipton Hall, Skipton on Swale Mr and Mrs Kitching

PERMISSION GRANTED because the Committee considered the proposed alterations resulted in no harm to the heritage asset.

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

(The applicant, Audrey Kitching, spoke in support of the application.)

- (12) 18/00952/OUT - Outline planning application with details of access (all other matters reserved) for five detached dwellings with associated infrastructure, a car park and a Primary School sports field at Land to the north of South Kilvington Church of England VC Primary School, Stockton Road, South Kilvington for Mr and Mrs M and G Fox

PERMISSION GRANTED because the Committee considered the development to comply with the requirements of the Interim Policy Guidance.

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

(The applicant's agent, Ken Wood, spoke in support of the application).

- (13) 19/00061/ADV - Retrospective application for five non-illuminated adverts, four painted wall adverts and an awning with signage at Il Mulino, Church House, 30 College Square, Stokesley for Mr Alex Cook

PERMISSION GRANTED in respect of elements B,C,D and E of the report

PERMISSION GRANTED in respect of element A of the report because the Committee considered the development caused no harm to the character and appearance of the conservation area.

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

(The applicant's agent, James Cook, spoke in support of the application).

(Mike Canavan spoke on behalf of Stokesley Town Council objecting to the application.)

- (14) 18/01971/FUL - Construction of garden centre shop, canopies, restaurant and outdoor sales area along with associated parking, store, service yard and

landscaping at Strikes Garden Centre, Strikes Roundabout, Stokesley for Klondyke Properties Ltd

PERMISSION GRANTED

(David Yardley, for the applicant, spoke in support of the application.)

(Mike Canavan spoke on behalf of Stokesley Town Council objecting to the application.)

- (15) 18/02416/OUT - Outline planning application with details of access (all other matters reserved) for the demolition of redundant agricultural buildings and construction of four dwellings at Ivy House Farm, Thrintoft for Mr and Mrs Peacock

PERMISSION GRANTED

- (16) 18/02620/OUT – Outline application with details of access (all other matters reserved) for the construction of three dwellings at Former Derbyshire House, Thrintoft for Mr G Harland

PERMISSION GRANTED subject to an additional condition regarding finished floor levels.

P.29 **MATTER OF URGENCY**

The Chairman decided that Item P.30 (18/02720/FUL - Application for the construction of 72 dwellings, at OS Field 6504 to the North of Northallerton Business Park, Thurston Road, Northallerton for Broadacres Housing Association) should be dealt with as a matter of urgency because this development was dependent on public funding by way of Homes England Grant. In order for the grant to be drawn down, there was a critical timeline through to the start time on site, which was dependent on receiving planning permission for the proposed development.

P.30 **18/02720/FUL - APPLICATION FOR THE CONSTRUCTION OF 72 DWELLINGS, AT OS FIELD 6504 TO THE NORTH OF NORTHALLERTON BUSINESS PARK, THURSTON ROAD, NORTHALLERTON FOR BROADACRES HOUSING ASSOCIATION**

Northallerton North and Brompton Ward

PERMISSION GRANTED subject to additional conditions requiring the submission of an ecological enhancement plan and a scheme for affordable housing.

The meeting closed at 6.25 pm

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Chairman of the Committee