

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
13th November, 2014 at Council Chamber,
Civic Centre, Stone Cross, Northallerton

Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	Mrs J A Griffiths
	D E Adamson		J Noone
	D M Blades		C Rooke
	J Coulson		Mrs M Skilbeck
	G W Ellis		

Also in Attendance

Councillor	Mrs C S Cookman	Councillor	B Phillips
	S P Dickins		M J Prest
	A W Hall		M S Robson
	D Hugill		Mrs I Sanderson
	N A Knapton		

Apologies for absence were received from Councillors K G Hardisty and P G Sowray

P.17 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 16 October 2014 (P.15 - P.16), previously circulated, be signed as a correct record.

P.18 **IMPLEMENTATION OF HIGHWAY CONDITIONS - SOWERBY GATEWAY DEVELOPMENT (10/02373/OUT)**

Sowerby

The subject of the decision:

This report provided information regarding the highway improvements related to the Sowerby Gateway development which were not being delivered as required by the planning conditions; reported the reasons why and sought agreement as to what actions the Council should take.

Alternative options considered:

The Committee considered serving a Breach of Condition Notice; an Enforcement Notice; a Stop Notice in conjunction with an Enforcement Notice or await the submission of an application to vary the condition.

The reason for the decision:

The Committee considered that awaiting an application to vary the highway conditions 34 and 35 for the Sowerby Gateway Development would be the most preferred course of action to deal with the highway issues.

THE DECISION:

That:-

- (1) Mulberry Homes be pressed to submit an early application for a variation of the highway conditions 34 and 35 for the Sowerby Gateway development; and
- (2) the need for enforcement action be deferred until the outcome of the application is known.

(Chris Hirst spoke objecting to the recommendation)

P.19 **PLANNING APPLICATIONS**

The Committee considered reports of the Director of Environmental and Planning Services 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 Director had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Director of Environmental and Planning Services 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 Director of Environmental and Planning Services, unless shown otherwise:-

- (1) 14/00411/FUL – Installation of 1.5Mw ground mounted photovoltaic solar farm at Land South East of Pumping Station, Ainderby Steeple for Mr Stuart Charlton

PERMISSION REFUSED on grounds 2 and 3 as set out in the recommendation contained in the Officer's report.

(The applicant, Stuart Charlton, spoke in support of the application.)

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

- (2) 14/00471/FUL – Installation of a 5.9Mw ground mounted photovoltaic solar farm at Land North East of Ainderby Steeple for Mr Stuart Charlton and Mr Philip Sanderson

PERMISSION GRANTED

The decision was contrary to the recommendation of the Director of Environmental and Planning Services because the Committee was satisfied that the proposal would not adversely impact the Heritage Assets in the immediate vicinity.

(The applicant's agent, Claire Harness, spoke in support of the application).

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

- (3) 14/01513/FUL - Residential development (including the conversion and replacement of existing agricultural buildings) to form a total of 10 dwellings as amended by plans and email received on 20 October 2014 for Mr T Clark

DEFER for report to be revised to allow for further exploration of responses to issues of objection, including but not limited to the heritage assets.

(The applicant's agent, Rob Smith, spoke in support of the application).

(David Walker spoke on behalf of Aine Parish Council objecting to the application.)

(Darren Hindley spoke objecting to the application.)

- (4) 14/01514/FUL - Construction of an agricultural workers dwelling and two agricultural buildings as amended by plans and email received on 20 October 2014 for Mr T Clark

DEFER to allow for Items 3 and 4 to be taken together when reaching a decision. Item 4 was intrinsically linked to item 3.

(The applicant's agent, Rob Smith, spoke in support of the application).

(Darren Hindley spoke objecting to the application.)

- (5) 14/02065/FUL - Alterations and extension to bungalow and widen access at 9 Easby Lane, Great Ayton for Mr Craig Vernon

PERMISSION GRANTED

- (6) 14/01626/FUL - Demolition of hospital ward, office and residential buildings and erection of a (Class A1) food store, and change of use of nos. 78 and 79 High Street from hospital (Class C2) to pub/restaurant (Class A4) and erection of glazed extension to the rear, along with associated access arrangements, off-site highway works, car parking and landscaping works as amended by plans received by Hambleton District Council 28 October 2014 at Rutson Hospital, High Street, Northallerton for Jomast Developments Ltd and Marks & Spencer Plc

PERMISSION GRANTED

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

- (7) 14/01627/LBC - Listed Building Consent for the demolition of a hospital ward, office and residential buildings and erection of a (Class A1) food store, and change of use of nos. 78 and 79 High Street from hospital (Class C2) to pub/restaurant (Class A4) and erection of glazed extension to the rear, along with associated access arrangements, car parking and landscaping works as amended by plans received by Hambleton District Council 28 October 2014 at Rutson Hospital, High Street, Northallerton for Jomast Developments Ltd and Marks & Spencer Plc

PERMISSION GRANTED subject to amendments requiring all commemorative plaques within and upon the building to be retained.

Note: Councillor M S Robson withdrew from the meeting in respect of Items 8 and 9 in accordance with the Council's Constitution in relation to applications for development by the Council.

- (8) 14/01945/REM - Reserved matters application for appearance, landscaping, layout and scale of the proposed Sports Village consisting of two main buildings, sports facilities, access road, ancillary buildings, car parking and footpath/cycle links relating to outline application 10/02373/OUT at Land east of Topcliffe Road and south of Gravel Hole Lane, Topcliffe Road, Sowerby for Hambleton District Council (Mr Dave Goodwin)

PERMISSION GRANTED subject to an amendment reducing the hours of floodlighting to the sports pitches to 7.00am – 9.00pm.

(The applicant's agent, Richard Morrice, spoke in support of the application).

- (9) 14/02117/FUL - Extension of floodlight times to existing all-weather pitch, extension of all-weather fenced pitch with grass mounding /screen planting and erection of two storey Hockey Pavilion with minor extension to car park at Thirsk School and Sixth Form College, Topcliffe Road, Sowerby, North Yorkshire for Hambleton District Council

PERMISSION GRANTED

(The applicant's agent, Richard Morrice, spoke in support of the application).

- (10) 14/01799/FUL and 14/01800/LBC Renovations and single storey rear extension to dwellinghouse as amended by plans and email received by Hambleton District Council on 30 October 2014 at Fairview, High Street, Stillington for Mr Steve Tyssen

PERMISSION AND CONSENT GRANTED

(John Moreland spoke objecting to the application.)

- (11) 14/01788/FUL - Proposed pig finishing house as amended by plans received by Hambleton District Council on 22nd October 2014 at Wellington Farm, Ingleby Arncliffe for Mr Andrew Dickins

PERMISSION GRANTED

(The applicant, Andrew Dickins, spoke in support of the application.)

(The Reverend Richard Brown spoke objecting to the application.)

Disclosure of Interest

Councillor S P Dickins (in attendance) disclosed a pecuniary interest and left the meeting prior to discussion of this item.

The meeting closed at 6.05 pm

Chairman of the Committee