

Minutes of the meeting of the Planning Committee held at 1.30 pm on Thursday, 18th November, 2021 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

Councillor	M A Barningham	Councillor	B Phillips
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	B Griffiths		A Wake
	K G Hardisty		D A Webster

An apology for absence was received from Councillor J Noone

P.17 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 21 October 2021 (P.15 - P.16), previously circulated, be signed as a correct record.

P.18 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) 20/02882/OUT - Outline planning application with access considered for the development of up to 88 dwellings on land at Blind Lane, Aiskew for Blind Lane Land Limited at Store at Old Hatchery, Blind Lane, Aiskew

Permission Granted subject to conditions restricting the number of dwellings, the provision of affordable housing and a requirement for the provision of a scheme to control traffic using Bluebell Way and Blind Lane.

(The applicant's representative, Ian Prescott, spoke in support of the application).

(Ian Marr spoke on behalf of Aiskew and Leeming Bar Parish Council raising concerns in respect of the application.)

- (2) 21/01867/FUL - Change of use of land to domestic and the construction of a new two storey dwelling and double garage to replace an existing dwelling for Mr Cramp at Oakdene, Woundales Lane, Knayton

Permission Granted. The Committee was satisfied that, in accordance with Council Policy, the scale of the proposed dwelling was justified and that the proposal would not cause harm to the surrounding landscape.

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

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

- (3) 20/02341/FUL - Construction of falcon breeding facility for Suhail Enterprises Limited at Dawney House Farm Dawney Lane Easingwold

Defer in order to obtain information as to the impact of the proposal on an existing business in accordance with the requirements of the NPPF.

(The applicant, Sara Skalman, spoke in support of the application.)

(Mr Fawcett spoke objecting to the application.)

- (4) 20/02342/FUL - Retrospective Application for the Change of Use of land for the siting of 2 no. mobile homes and associated parking to provide staff accommodation for the proposed Falcon Breeding Facility for Suhail Enterprises Limited at Dawney House Farm Dawney Lane Easingwold

Defer in order to obtain information as to the impact of the proposal on an existing business in accordance with the requirements of the NPPF.

- (5) 21/01561/REM - Application for approval of reserved matters for 1No. dwelling (layout, scale, appearance, access and landscaping) following outline approval of application 20/02373/OUT - Outline permission for construction of 2No dwellings for Mr & Mrs Lenton at The Old Forge, Exelby

Permission Refused. The Committee refused the application on the basis that the scale of the proposal was large and over-bearing and not of high quality design contrary to CP17 and DP32.

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

- (6) 21/01960/FUL - Construction of 5no. dwellings (including 1no. self-build) and associated infrastructure works for Daniel Gath Homes at OS Field 8464, Highthorne Lane, Husthwaite

Item Withdrawn

Note: Councillor M A Barningham left the meeting at 3.00pm.

The meeting was adjourned at 3.00pm and reconvened at 3.09pm.

- (7) 21/01643/FUL - Application for construction of 1no detached dwelling and a pair of semi-detached dwellinghouses with a triple garage block to the rear (within red line boundary of previously approved application 19/02169/FUL but with change of house types) for Hubylee Ltd at Land to the North of the Forge, Tollerton Road, Huby

Permission Granted subject to an additional condition in respect of the reporting of unexpected land contamination and an appropriate S106 agreement to secure tree belt planting.

(The applicant's agent, Jim Burns, spoke in support of the application).

- (8) 21/00623/FUL - Application for the construction of 1No. detached house and double garage for Mr S Knowles at Land North of the Forge, Tollerton Road, Huby

Permission Refused. The Committee refused the application for the following reasons:-

The proposed residential development is located outside Development Limits. The proposed scheme would extend the built form of the village into the open countryside, causing a physical and visual intrusion into the openness of the area. The proposal is considered to be detrimental to the surrounding open rural character of the countryside. The proposed residential development would cause significant harm contrary to the Hambleton Local Development Framework Policies CP4, DP9 and DP30 together with the Council's Interim Policy Guidance (IPG).

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

(The applicant's agent, Jim Burns, spoke in support of the application.)

- (9) 21/01769/FUL - Construction of an agricultural livestock building for Mr Ben Rab at Newlands Farm, Corban Lane, Wigginton

Permission Granted

- (10) 21/02426/FUL - Construction of External Air Conditioning Compound and Installation of External Condenser Unit for Central Northallerton Development Company Ltd at Campus @ Northallerton, Tenement House, 4 Treadmills, Crosby Road, Northallerton

Permission Granted

- (11) 21/02427/LBC - Construction of External Air Conditioning Compound and Installation of External Condenser Unit for Central Northallerton Development Company Ltd at Campus @ Northallerton, Tenement House, 4 Treadmills, Crosby Road, Northallerton

Permission Granted

The meeting closed at 3.53 pm

Chairman of the Committee