

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.00 am on Thursday,
17th September, 2015 at Council Chamber,
Civic Centre, Stone Cross, Northallerton

Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	C Rooke
	D M Blades		Mrs I Sanderson
	S P Dickins		A Wake
	G W Ellis		Mrs J Watson
	K G Hardisty		S Watson
	J Noone		

Also in Attendance

Councillor	R A Baker	Councillor	B Phillips
	Mrs C S Cookman		M S Robson
	C Patmore		

P.11 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 20 August 2015 (P.9 - P.10), previously circulated, be signed as a correct record.

P.12 **PLANNING APPLICATIONS**

The Committee considered reports of the Executive Director 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 Executive Director 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 Executive Director, unless shown otherwise:-

- (1) 15/01335/FUL - Construction of a solar farm and associated infrastructure, access tracks, temporary construction compounds and security fencing at White House Farm Great Smeaton for Mr Mike Rogers

DEFER for further consideration of highways issues, the need for two sites, residential amenity issues and community benefits of the scheme.

The decision was contrary to the recommendation of the Executive Director.

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

(The applicant's agent, Jolyon Orchard, spoke in support of the application).

(Mr Mann spoke objecting to the application.)

Disclosure of Interest

Councillor Mrs I Sanderson disclosed a personal interest and left the meeting during discussion and voting on this item.

- (2) 15/01268/FUL - Construction of a solar farm and associated infrastructure, access tracks, temporary construction compounds and security fencing at Boscar Grange Farm, Easingwold for Mr Mike Rogers - Big60Million Ltd

PERMISSION GRANTED

(The applicant, Mike Rogers, spoke in support of the application.)

(The applicant's agent, Jolyon Orchard, spoke in support of the application).

- (3) 15/01074/FUL - Installation of 18Ha (5MW) Solar Farm at Land North of Sandhutton Lane, Sandhutton for Mr David Meehan (Elgin Energy EsCo Ltd)

PERMISSION GRANTED

(The applicant's agent, Shelley Coffey, spoke in support of the application).

- (4) 14/02578/OUT - Outline application for the construction of 25 residential dwellings with all matters reserved excluding access at White House Farm, Stokesley for Northumbrian Land Ltd

DEFER for site visit and further consideration of highways issues.

The decision was contrary to the recommendation of the Executive Director.

(The applicant's agent, Neil Morton, spoke in support of the application).

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

(Malcom Smallwood spoke objecting to the application.)

The Chairman adjourned the meeting at 12.00pm and the meeting reconvened at 1.30pm.

- (5) 15/01469/FUL - Construction of a single storey 2 bedroom dwelling at 38 Leases Road, Leeming Bar for Mr Brian Follen

PERMISSION GRANTED

The decision was contrary to the recommendation of the Director of Environmental and Planning Services. The Committee was satisfied that the development would not be harmful to local character or residential amenity and would therefore accord with development plan policies.

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

- (6) 15/00513/FUL - Construction of a dwelling at Birdforth House, Main Street, Alne for Mrs Sally/Helen Craggs/Coverdale

PERMISSION GRANTED

(The applicant's agent, Chris Dent, spoke in support of the application).

- (7) 15/01509/FUL - Change of use from dwellinghouse to a Bed and Breakfast at Rowan Brea, Sutton Road, Bell Lane, Huby for Mrs Amanda Pavis

PERMISSION GRANTED

- (8) 15/01063/OUT - Outline planning application for the construction of a 4 bedroom dwelling at Rowan Brea, Sutton Road, Bell Lane, Huby for Mrs Amanda Pavis

PERMISSION GRANTED

- (9) 15/01543/OUT - Outline application for the construction of a dwellinghouse at Land to the south west of Prospect House, Great Fencote for Mr D Ward

DEFER to clarify the extent of the applicant's control over relevant land.

The decision was contrary to the recommendation of the Executive Director.

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

- (10) 15/00959/FUL - Change of use of dwelling to a care home, Class C2 (8 residents) for at Northfield, Oaktree Bank, Knayton Action4Care Limited (Mr Robert Hadfield)

PERMISSION GRANTED

(The applicant's agent, Eric Talford, spoke in support of the application).

(Norma Naggs spoke objecting to the application.)

- (11) 15/01306/MRC - Removal of occupancy restriction condition (3) on application 13/00912/FUL at Ship Service Station, Low Worsall for Mr & Mrs P Neasham

PERMISSION GRANTED

(Owen Evans spoke on behalf of Low Worsall Parish Council in support of the application.)

- (12) 14/02450/FUL - Change of use of land and construction of 46 holiday lodges, clubhouse (incorporating spa, bistro and reception) and associated infrastructure at Land to the east of Willow Dene, Sutton-on-the-Forest for The Luxury Lodge & Holiday Company Ltd

PERMISSION REFUSED for the following reasons:-

1. The site is in an unsustainable location and the development would therefore be overly dependent on use of the private car; inappropriate design and harmful impact on character of the countryside.

The decision was contrary to the recommendation of the Executive Director.

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

(Donald Rankin spoke on behalf of Sutton on the Forest Parish Council objecting to the application.)

(Michael Kitchin spoke objecting to the application.)

- (13) 15/01361/FUL - Construction of a detached holiday cottage at The Reading Room, Thimbleby for Mrs P Franks

PERMISSION GRANTED subject to an additional condition to ensure retention of the hedge.

(The applicant, Pauline Franks, spoke in support of the application.)

(Michael Read spoke objecting to the application.)

Disclosure of Interest

Councillor S P Dickins disclosed a personal interest and left the meeting during discussion and voting on this item.

- (14) 15/01444/MRC - Variation of Conditions 04 - vehicle access, parking, manoeuvring and turning areas and 07 - approved drawings - of Planning Permission 08/00654/REM (Drawings No: 3612-02A and 3612-05, 06 and 07) at 18 Byland Avenue, Thirsk for Mr and Mrs Snelling

PERMISSION REFUSED for the following reasons:-

1. The proposed alterations would have an overbearing impact harmful to residential amenity.

The decision was contrary to the recommendation of the Executive Director.

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

- (15) 15/01000/FUL - Demolition of office building and construction of 5 dwellings and associated infrastructure at St James Lodge, Masonic Lane, Thirsk for St. James Management Company

PERMISSION REFUSED for the following reasons:-

1. The proposed development is contrary to LDF Policies CP16 and DP28 due to position, height and size of the proposed building that would result in the loss of important views of buildings within the Thirsk and Sowerby Conservation Area such that the development will have a significant detrimental impact upon the character and appearance of the Thirsk and Sowerby Conservation Area, neighbouring Listed Buildings and their setting.
2. The proposed development is contrary to LDF Development Policies CP16, DP28, CP17 and DP32 as the height, scale, layout and design of the proposed buildings fail to respect the character and appearance of the Conservation Area and historic context of the site. The development will result in an unacceptable harmful impact upon the character and appearance of the Thirsk and Sowerby Conservation Area.
3. The layout of the site is contrary to LDF Policies CP1 and DP1 and DP3 as the proposal fails to make provision for the basic amenity needs of occupants, including a lack of an appropriate level of open space for the use of occupants and fails to provide a practical layout and sufficient amount of on-site car parking provision.

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

- (16) 15/01334/FUL - Construction of 3 dwellings with garages at 131 Long Street, Thirsk for Mr Mark McColmont

PERMISSION REFUSED for the following reasons:-

1. The proposed development will be contrary to LDF Policy DP1 due to the harmful impact the use of the vehicular access will have upon the amenities of the neighbouring dwellings.
2. The proposed vehicular access will result in highway safety concerns due to the lack of pedestrian safety measures.

(The applicant's agent, Kevin Baker, spoke in support of the application).

(Andrew Newton spoke objecting to the application.)

- (17) 15/01693/MRC - Proposed variation of condition 02 (to increase the number of holiday lodges from 11 to 34) of previously approved scheme (11/01989/FUL) for a change of use of an agricultural nursery to a caravan park (holiday lodges) with associated hardstanding, parking and landscaping at Hollin Barn Nurseries, Sutton Road, Thirsk for Evergreen Park Ltd

DEFER for further highways advice and to consider the site layout.

The decision was contrary to the recommendation of the Executive Director.

(Roger Hall spoke objecting to the application.)

- (18) 14/02152/FUL - Placement of temporary mobile home for 3 years at OS Field 4578, Sykes Lane, Tollerton for Mr Robert Elstone

PERMISSION REFUSED for the following reason:-

1. The proposal is contrary to Hambleton Local Development Framework Policies CP1, CP2, CP4 and DP9 and the National Planning Policy Framework Paragraph 55 as no essential need for a rural worker to live at their place of work in the countryside remote from a range of services has been demonstrated.

(The applicant, Robert Elstone, spoke in support of the application.)

The meeting closed at 5.10 pm

Chairman of the Committee