

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.30 am on Thursday,
15th September, 2016 at Council Chamber,
Civic Centre, Stone Cross, Northallerton

Present

Councillor D A Webster (in the Chair)

Councillor	M A Barningham	Councillor	C Patmore
	Mrs B S Fortune		B Phillips
	K G Hardisty		C Rooke
	J Noone		Mrs I Sanderson

Also in Attendance

Councillor	R A Baker	Councillor	N A Knapton
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Apologies for absence were received from Councillors P Bardon, D M Blades and S P Dickins

P.11 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 18 August 2016 (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 Executive 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) 16/00373/FUL - Demolition of existing farm buildings and construction of 4 new dwellings, conversion of existing chapel building to a dwelling and ancillary works, associated parking and formation of new access at Ainderby Hall, Ainderby Quernhow for T M Jopling & Partners

PERMISSION GRANTED

The decision was contrary to the recommendation of the Executive Director. The Committee concluded the development would secure significant improvement to the environment in accordance with CP4.

(The applicant's agent, Mr Malcolm Tempest, spoke in support of the application).

- (2) 16/01470/FUL - Change of use of ancillary accommodation to separate residential dwelling unit at 2 Aiskew Crossing, Bedale Road, Aiskew for Mr & Mrs Curtis

PERMISSION GRANTED

(The applicant's agent, Mr Rod Hepplewhite, spoke in support of the application).

- (3) 16/01207/FUL - Construction of industrial building, service yard, security fencing and associated car park at Plot 1A Conygarth, Leeming Bar Industrial Estate for Lifetime Home Improvements Limited

PERMISSION GRANTED

- (4) 16/01468/OUT - Construction of 3 dwellings with provision of new access to the public highway at West View, Bagby Lane, Bagby for Mrs Debbie Price

PERMISSION GRANTED

(The applicant's agent, Mr Tim Axe, spoke in support of the application).

- (5) 16/00887/FUL - Proposed replacement dwelling and construction of detached dwelling at Rosedene, Carthorpe for Mr I Lancaster

PERMISSION GRANTED

- (6) 16/00511/FUL - Proposed construction of 27 dwellings with associated garaging, car parking and landscaping to exiting road layout at Willow Bridge Lane, Dalton for Whitfield Homes Limited

PERMISSION GRANTED

- (7) 16/01263/OUT - Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for construction of one detached dwellinghouse at Thornflatt Cottage, East Harlsey for Mr & Mrs Allick

PERMISSION REFUSED

(The applicant's agent, Mr Fahim Farooqui, spoke in support of the application).

(Mr Peter Gardner spoke on behalf of East Harlsey Parish Council objecting to the application.)

The meeting was adjourned at 12.15pm and reconvened at 1.30pm.

- (8) 15/02856/FUL - Construction of a retirement village (Use Class C3) comprising 80 1 and 2 bedroom apartments and associated community facilities (element of extra-care) at Cleveland Lodge, Great Ayton for Mr Jonathan Raistrick

DEFER to enable further consultation with the applicant on issues raised regarding over development beyond allocation, design not in keeping with character of locality (in particular height, size and massing), affordable housing, access and car parking.

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

(Mr John Fletcher spoke on behalf of Great Ayton Parish Council objecting to the application.)

(Kelly Dunn spoke objecting to the application.)

- (9) 16/01387/FUL - Change of use of annexe to dwelling house at Annexe at Glebe Farm, Low Street, Kirkby Fleetham for Mrs Lynn Ryder

PERMISSION REFUSED

(The applicant's agent, Mr David Boulton, spoke in support of the application).

(Alison Booth spoke on behalf of Kirkby Fleetham Parish Council in support of the application.)

- (10) (a) 16/01540/FUL - Construction of four dwellings with associated access, parking and landscaping at land to the south of Bravener Court, Newton on Ouse for Mrs Toni Johnston

(b) 16/00009/TPO2 - Confirmation of Hambleton District Council (Newton on Ouse) Tree Preservation Order 2016 No: 9 at land fronting Back Lane opposite junction with Sills Lane, Newton on Ouse

16/01540/FUL - PERMISSION REFUSED

16/00009/TPO2 - CONFIRMED

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

(Mr Reginald Parr spoke objecting to the application.)

Disclosure of Interest

Councillor(s) Rooke disclosed a personal interest and left the meeting prior to discussion and voting on this item.

- (11) 16/01560/FUL - Change of use from office (B1) to private physiotherapy clinic (D1) at Suite 1 Evolution Business Centre Unit 6, County Business Road, Darlington Road, Northallerton for Mr Andrew Wilston

PERMISSION GRANTED

- (12) 16/00393/FUL - Conversion and alterations to former agricultural building to form a four bedroom dwellinghouse with detached garage, associated parking, access drive and demolition of Dutch barn to form garden at Pigeoncote Farm, Raskelf for Ms Caroline Lane

PERMISSION GRANTED

- (13) 16/00870/TPO - Works to trees subject to Tree Preservation Orders 1996/14 & 1997/02 at The Avenue, Snape for Snape with Thorp Parish Council

PERMISSION GRANTED with no obligation to replant the felled trees subject to the application.

The decision was contrary to the recommendation of the Executive Director. The Committee concluded that the works were appropriate for the management, quality and appearance of the landscape. The Committee considered and approved a further recommendation to make a Tree Preservation Order in respect of the 'young avenue' of trees.

(Ms Edna Kirby spoke objecting to the application.)

- (14) 16/01472/FUL - Change of use of a holiday unit to a dwelling at Parr Cottage, Snape for Mr D Shipp

PERMISSION GRANTED

- (15) 16/00883/OUT - Outline application (all matters reserved) for of 5 bungalows, car ports, car parking and associated infrastructure at Land south of White Bear Farm, South Back Lane, Stillington for Ambleside Homes

PERMISSION GRANTED

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

The meeting was adjourned at 3.32pm and reconvened at 3.42pm.

- (16) 16/00876/FUL - Construction of two storey dwelling and detached garage at Land adjacent to The Hawthorns, Thornton le Moor for Mrs Myers

PERMISSION GRANTED

(The applicant's agent, Mr Brian Myers, spoke in support of the application).

- (17) 16/01421/FUL - Creation of 7 additional touring pitches within the existing caravan site and the change of use of land to create a touring caravan storage area and new visitor car park at Canada Fields, Moor Lane, Yafforth for Mr Kevin Tiplady

PERMISSION GRANTED subject to amendments to condition 5.

- (18) 16/01391/FUL - Change of use of agricultural land to domestic and construction of 4 dwellinghouses, with associated parking, visitors parking, turning area and bin collection enclosure at Thrintoft Grange, Thrintoft for Pilcher Homes Ltd

PERMISSION GRANTED

(The applicant's agent, Mr Maurice Cann, spoke in support of the application).

- (19) 16/01612/OUT - Outline application with all matters reserved for the demolition of office/warehouse building and construction of four dwellings at R Thompson Joinery Limited, South Back Lane, Tollerton for Mr N R Thompson & Mr N C Thompson

PERMISSION GRANTED

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

- (20) 16/00755/FUL - Outline planning application for the construction of a detached dwelling with garage and access drive at The Laurels, Main Street, Tollerton for Miss Lynne Dawson

PERMISSION GRANTED subject to prior completion of a planning obligation to secure visibility at the proposed access.

- (21) 16/01347/FUL - Extension to The Croft to create an ancillary annexe and creation of a new two storey dwelling on hardsurfacing to the northeast with vehicular access via the neighbouring private drive together with associated works at The Croft, South Back Lane, Tollerton for Mrs M Hardy

PERMISSION REFUSED

The decision was contrary to the recommendation of the Executive Director. The Committee concluded the proposed new dwelling was out of character for the conservation area in siting, size and design and the proposed access to the new dwelling would not provide easy access to all potential users.

(Sharon Olliver spoke objecting to the application.)

- (22) 16/00953/OUT - Outline planning application with all matters reserved for construction of detached single storey dwellinghouse at Land adjacent to Sunnyside, Welbury for Mr and Mrs L Meynell

PERMISSION GRANTED

- (23) 16/00602/OUT - Outline application for the construction of a single dwelling at Glebe Farm, Tofts Lane, Welbury for David Moore

PERMISSION GRANTED

(The applicant's agent, Mr David Boulton, spoke in support of the application).

The meeting closed at 5.15 pm

Chairman of the Committee