

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
13th October, 2016 at Council Chamber, Civic  
Centre, Stone Cross, Northallerton

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Present

Councillor D A Webster (in the Chair)

Councillor	P Bardon	Councillor	J Noone
	M A Barningham		C Patmore
	D M Blades		B Phillips
	S P Dickins		C Rooke
	K G Hardisty		Mrs I Sanderson

Also in Attendance

Councillor	Mrs C S Cookman	Councillor	N A Knapton
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An apology for absence was received from Councillor Mrs B S Fortune

P.13 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 15 September 2016 (P.11 - P.12), previously circulated, be signed as a correct record.

P.14 **UPDATE ON IMPLEMENTATION OF PUBLIC RIGHT OF WAY RISK ASSESSMENT AND MITIGATION CONDITION - FORMER YORK TRAILERS SITE, YAFFORTH ROAD, NORTHALLERTON (13/01956/FUL)**

Northallerton North and Brompton

**The subject of the decision:**

This report provided an update on the progress with details required by the planning condition imposed in response to concerns about public safety relating to use of a Public Right of Way (PRoW) crossing the East Coast Main Line (ECML) close to the development site.

**Alternative options considered:**

None.

**The reason for the decision:**

To take account of the current position and proposed course of action prior to submission of a further report to Committee.

**THE DECISION:**

That the report be noted and a further update report be brought to the next meeting of the Planning Committee.

P.15 **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) 16/01531/FUL - Alterations and extensions to existing flats and demolition of pizza shop and construction of a detached building to provide 5 flats for Mr J Costandi at 5 Northallerton Road, Leeming Bar

DEFER for further consultation on revised drawings

- (2) 16/01677/MRC - Proposed removal of condition 11 (provision of affordable housing) for application reference number: 15/01499/OUT - construction of five dwellings for Mr K Almond at Land opposite Church Close and on the east side of Church Lane, Bagby

PERMISSION GRANTED

- (3) 16/01723/FUL - Construction of a new car park (including provision for coach, caravan/motorhome, motorcycle and bicycle parking), including access, associated infrastructure and landscaping for Hambleton District Council at Land to the south east of Bedale BALB Roundabout (A684 North End), Bedale

PERMISSION GRANTED

(The applicant's agent, Emma Gomersal, spoke in support of the application).

(Mr Jerry Choat, representing Bedale Estate, spoke objecting to the application.)

- (4) 16/01364/FUL - Construction of an agricultural livestock building for Mr John Bullock at Low Moor Acres Farm, North Moor Road, Easingwold

PERMISSION GRANTED

(The applicant's agent, Davina Fillingham, spoke in support of the application).

(Mr Chris Jackson spoke on behalf of Easingwold Town Council objecting to the application.)

(Mr David Clegg spoke objecting to the application.)

- (5) 16/01787/FUL - Construction of dwellinghouse and attached double domestic garage and the formation of new access for Mr & Mrs John Clark at The Old Forge, Exelby

PERMISSION GRANTED

- (6) 16/01370/FUL - Retrospective change of use of ancillary land associated with public house for use as staff car park with secure enclosure and proposed construction of 2m high close boarded fence

16/01721/FUL - Retrospective application for construction of a storage area covered by a flat roof with double external doors; between kitchen and external stores for Provenance Inns Ltd at The Carpenters Arms, Felixkirk

PERMISSION GRANTED subject to a condition requiring measures to reduce the noise from the car park surface

(The applicant's agent, Diane Baines, spoke in support of the application).

- (7) 15/01474/FUL - Construction of single storey dwelling and garage for Mr & Mrs Ian Harper at Black Bull Cottage, the Nookin, Husthwaite

PERMISSION GRANTED

- (8) 16/01853/FUL - Revised design for the alterations and extensions to dwelling (original design approved under reference 15/00990/FUL dated 24th September 2015) for Mr & Mrs T Weston at Holiday Cottage 1, Dromonby House, Kirkby in Cleveland

PERMISSION GRANTED

- (9) 16/01110/FUL - Revised proposal for the construction of 46 luxury holiday lodges, clubhouse and associated infrastructure for The Luxury Lodge & Holiday Company Ltd at Land to the east of Willow Dene, Sutton on the Forest

PERMISSION REFUSED

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

(Mr Michael Kitchen spoke objecting to the application.)

- (10) 16/01362/FUL - Change of use of agricultural farm yard to domestic use; demolition of existing building and construction of a single storey building for use as a domestic garage/store for Mr Gary Elsworth at Well Hall Farm, Bedale Road, Well

PERMISSION REFUSED because the development was contrary to Policy CP4 and would give rise to harm to neighbours due to noise

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

(Mr Mark Glatman spoke objecting to the application.)

The meeting closed at 4.15 pm

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Chairman of the Committee