

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
10th November, 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
	Mrs B S Fortune		Mrs I Sanderson
	K G Hardisty		

Also in Attendance

Councillor	C A Dickinson	Councillor	Mrs J Watson
	R Kirk		

P.16 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 13 October 2016 (P.13 - P.15), previously circulated, be signed as a correct record.

P.17 **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 at 5 Northallerton Road, Leeming Bar Mr J Costandi

PERMISSION REFUSED because the design and scale of the development were out of character to the village and the loss of the existing business.

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

- (2) 16/01933/OUT - Application for outline planning permission (considering access only) for proposed residential development comprising 5 dwellings at Land adjacent to Fren Dene and Primrose Hill, Dalton for DH Land Strategy

PERMISSION GRANTED

The decision was contrary to the recommendation of the Executive Director. The Committee concluded that the proposed scheme of bungalows would not cause demonstrable harm to the character of the village.

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

- (3) 15/02666/FUL - Construction of an agricultural storage building at Longbridge House Farm, Stillington Road, Easingwold for Mrs Jane Grant

DEFER to enable consideration of documents submitted in respect of the agricultural need justification.

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

**Disclosure of Interest**

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

- (4) 16/02053/FUL - Amended application for the continued use of land and buildings for MOT and car sales (to include retention of an office building) (resubmission of application 16/00685/FUL) at Longbridge House Farm, Stillington Road, Easingwold for Grants Pro-Agri Ltd

PERMISSION GRANTED

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

Disclosure of Interest

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

- (5) 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

PERMISSION REFUSED because of, scale and massing of the proposed development is not in keeping with the character of the village, the scheme does not deliver the requirements of SH4 of very sheltered housing with an element of close/extra care and inadequate parking provision as part of the scheme.

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

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

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

(Mrs T Little spoke objecting to the application.)

- (6) 16/01885/OUT - Outline planning application with all matters reserved for construction of a detached dwelling at Land adjacent to Field View House, Hornby for Mr Andrew Edwards

PERMISSION GRANTED

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

- (7) 16/02064/FUL - Proposed Development of a detached dwelling with associated works at Part OS 8471 and 9170, Gracious Street, Huby for Mr I Robinson

PERMISSION GRANTED

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

(Mr Peter Shaw spoke objecting to the application.)

The meeting adjourned at 3.24pm and reconvened at 3.34pm.

- (8) 16/01771/FUL - Construction of detached dwelling at Highfield, 12 Enterpen, Hutton Rudby for Mr & Mrs D Preston

PERMISSION GRANTED

(The applicant's agent's representative, Mr Andrew Cunningham, spoke in support of the application).

- (9) 16/01594/OUT - Construction of 3 two storey dwellings including garages, parking area and gardens at Nags Head, Pickhill for Mr Geoff Simpson

PERMISSION GRANTED subject to appropriate conditions and a mechanism of securing funding from the development to be reinvested in the public house.

The decision was contrary to the recommendation of the Executive Director. The development would be acceptable as the investment in the community facility outweighs being contrary to development plan and the impact on local character.

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

- (10) 16/01446/FUL - Alterations and change of use of former Methodist Chapel to a dwellinghouse and 16/01447/LBC - Listed Building Consent for alterations and change of use of Methodist Church to a dwellinghouse and Northallerton Circuit at Methodist Chapel, Sandhutton for The Methodist Church Thirsk

PERMISSION GRANTED – 16/01446/FUL  
PERMISSION GRANTED – 16/01447/LBC

- (11) 14/02558/MRC - Application to vary conditions 18 and 19 and remove conditions 20 and 21 of approved scheme 14/00141/FUL at Norish Limited, Station Lane, Shipton by Beningbrough for Wernick Group Ltd.

PERMISSION GRANTED

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

Note: Councillor Mrs I Sanderson left the meeting at 4.50pm.

- (12) 16/01640/FUL - Construction of 4 dwellings with garages, alterations to existing boundary wall and formation of vehicular access at: Land off Bellingham Close, Thirsk for K Baker Design & Development Ltd.

PERMISSION GRANTED

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

(Mr David Young spoke objecting to the application.)

- (13) 16/01641/LBC - Application for listed building consent for alterations to boundary wall at: Land off Bellingham Close, Thirsk for K Baker Design & Development Ltd.

PERMISSION GRANTED

- (14) 16/01498/FUL - Alterations to former joiners workshop and cottages into two live-work dwellings at Former Old Joinery, Flawith Road, Tholthorpe for Mr Andrew Holmes

PERMISSION GRANTED

- (15) 16/02246/APN - Application for prior notification for the construction of an agricultural store for the storage of slurry and other forms of fertiliser material at Mowbray Hill Farm, Well for Mr S Webster

PERMISSION GRANTED

Disclosure of Interest

Councillor D A Webster disclosed a pecuniary interest and left the meeting prior to discussion and voting on this item.

(Councillor P Bardon in the Chair).

The meeting closed at 5.20 pm

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Chairman of the Committee