

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
27th April, 2017 at Yorkshire Suite, Golden
Lion Hotel, Northallerton

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 M S Robson

Apologies for absence were received from Councillors

P.28 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 30 March 2017 (P.26 - P.27), previously circulated, be signed as a correct record.

P.29 **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) 17/00144/FUL - Demolition of barn and construction of two detached dwellings at Land North of Fold House, Main Street, Alne for Ms Suzanne Coning

PERMISSION GRANTED

- (2) 17/00268/OUT - Outline application for a detached dwelling with details of access for existing and proposed dwellings (all other matters reserved) and gates and porch extension to existing dwelling at Hilltop, Dalton for Mr & Mrs M Pollard

PERMISSION GRANTED subject to an additional condition limiting the development to a bungalow.

- (3) 16/02487/FUL - Alterations to dwellinghouse, alterations and change of use to the existing barn/outbuildings to form habitable accommodation with two storey link extension, and alterations to existing barn to form garage with associated alterations to the vehicle hardstanding at Manor Farm, Hill Road, Kirkby In Cleveland for Mr Mark Barratt

DEFER to seek a reduction in size of the link

(The applicant, Mark Barratt, spoke in support of the application.)

- (4) 16/02127/FUL - Construction of three dwellings and associated works (revision to planning application 16/01540/FUL) at Land to the south of Bravener Court, Newton-on-Ouse for Mrs Toni Johnston

PERMISSION GRANTED

(The applicant, Toni Johnston, spoke in support of the application.)

(Brian Young spoke objecting to the application.)

Disclosure of Interest

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

- (5) 16/02803/OUT - Outline application (all matters reserved) for the construction of three dwellings at Land to West of Green Acres, The Green, Raskelf for Mr Paul Johnson

PERMISSION GRANTED

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

- (6) 17/00355/FUL - Proposed two bedroomed dwelling at East Villa, Main Street, Shipton by Beningbrough for Mrs Chris Shepherd

PERMISSION GRANTED

- (7) 17/00196/FUL - Demolition of dwelling and construction of 2 bedroom dwelling & 4 bedroom dwelling at White House Cottage, Sinderby for Mrs Sandra Brittain

PERMISSION GRANTED

- (8) 16/02722/REM - Reserved matters application for 5 bungalows, car ports, car parking and associated infrastructure at Land South of White Bear Farm, South Back Lane, Stillington for Mr & Mrs P & K Mandefield

PERMISSION GRANTED

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

- (9) 17/00570/FUL - Construction of a Pig Fattening House for Mr Brian Phillips at Hall Farm, Warlaby

PERMISSION GRANTED

Disclosure of Interest

Councillor B Phillips disclosed a pecuniary interest and left the meeting prior to discussion and voting on this item.

- (10) 16/02254/OUT - Outline planning application for a detached dwelling with garage with all matters except access reserved at Colwell House, Welbury for Mr & Mrs T Johnson

PERMISSION GRANTED

- (11) 16/01573/FUL - Retrospective change of use of dwelling and domestic curtilage for weddings/private functions. Retrospective works include construction of a Riverside Pavilion and use of land for the siting of two temporary marquees and car parking for up to 100 cars at Tanfield House, West Tanfield for Mr Neil Bourne-Arton

PERMISSION GRANTED because the Committee was satisfied that with the imposition of the six conditions suggested by the Environmental Health Officer residential amenity would be adequately safeguarded.

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

(The applicant, Mr Bourne-Arton, spoke in support of the application.)

(David Garritt spoke objecting to the application.)

P.30 **EXCLUSION OF THE PUBLIC AND PRESS**

THE DECISION:

That under Section 100A(4) of the Local Government Act 1972, the press and public were excluded from the meeting during consideration of the items of business at minute nos P.31 on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A of the Act as the Committee was satisfied that the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

P.31 **PLANNING CONDITIONS RELATING TO PUBLIC RIGHTS OF WAY - CASTLEGATE AND MOWBRAY PARK DEVELOPMENTS (FORMER YORK TRAILERS SITE), YAFFORTH ROAD, NORTHALLERTON (13/01956/FUL)**

Northallerton North and Brompton

The subject of the decision:

This report provided information on options available to the Council regarding compliance with two conditions imposed on the redevelopment of the former York Trailers site: (a) condition 15, which required a public footpath to be upgraded to allow cyclists to access Northallerton town centre; and (b) condition 16, which required safety mitigation of a pedestrian level crossing of the East Coast Main Line (ECML) on the same public footpath.

Alternative options considered:

The various options for consideration were set out in the report.

The reason for the decision:

The Committee was satisfied that the decision took into account concerns about safeguarding future residents and to ensure that appropriate measures are in place to mitigate any future risk.

THE DECISION:

That:

- (a) the developer is invited to vary condition 15 to refer to the upgrading of the public footpath between the site and Northallerton town centre in accordance with the details approved under 14/00846/DIS, insofar as those works relate to land that is not in third party ownership, accompanied by a Deed of Variation to secure a contribution of not less than £100,000 towards a full upgrade to footway and cycle path;
- (b) the developer is invited to amend their submission under condition 16 (13/01956/DIS16) to include warning measures and is brought before the Planning Committee for decision at the earliest opportunity; and

- (c) subject to prior implementation of all mitigation approved as part of the submission under 13/01956/DIS16, the developer is permitted to allow public access from the development to the footpath in the approved position.

The meeting closed at 4.25 pm

Chairman of the Committee