

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
25th May, 2017 in the Yorkshire Suite, Golden
Lion Hotel, High Street, Northallerton

Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor	G W Ellis	Councillor	S Watson
	N A Knapton		

An apology for absence was received from Councillor A Wake

P.3 **MINUTES**

THE DECISION:

That the minutes of the meetings of the Committee held on 27 April 2017 (P.28 - P.31) and 23 May 2017 (P.1 - P.2), previously circulated, be signed as correct records.

P.4 **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) 17/00382/FUL - Demolition of existing storage sheds and construction of five detached houses, with associated garages and access road at The Old Station Yard, Station Road, Alne for Mr A Adamson & Mrs S Adamson

PERMISSION REFUSED

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

- (2) 16/02214/MRC - Variation of condition 2 to increase the number of units by 27 (to read 49 static caravans and 4 twin unit lodges) & condition 6 (approved plans) to previously approved application 15/01637/FUL (Change of use of agricultural land and siting of 22 static caravans and 4 twin unit lodges) at Burtree Lakes Holiday Park, Little Crakehall for Mr Jack Reynard

PERMISSION GRANTED subject to an additional condition to control the colour of the units.

- (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

PERMISSION GRANTED

The decision was contrary to the recommendation of the Executive Director. The Committee was satisfied that the proposed development would not be harmful to the character and appearance of the host dwelling and the site's relationship with its countryside setting.

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

- (4) 17/00180/OUT - Outline application for residential development at Hill View, Hill Road, Kirkby in Cleveland for Mr & Mrs Timothy & Heather Bone

PERMISSION GRANTED subject to an additional condition stipulating no more than 2 dwellings.

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

(Parish Councillor Mary Frew spoke on behalf of Kirkby-in-Cleveland Parish Council objecting to the application.)

(Dr John Davies spoke objecting to the application.)

- (5) 16/02674/FUL - Five detached dwellings with garages, associated works and provision of open space for Three Developments Ltd. at Land south of Manor Close and east of Village Road, Low Worsall

PERMISSION GRANTED

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

(Mrs Debbie Bivens spoke objecting to the application.)

- (6) 17/00053/FUL - Conversion of agricultural building to form a dormer bungalow at Field House, Main Street, Sessay for Ms Louise Broom

PERMISSION GRANTED

- (7) 17/00381/MRC - Application for removal of conditions 2 & 3 attached to Planning Permissions 2/134/6D/PA (outline) and 2/134/6G/PA (reserved matters) - agricultural occupancy condition at Leven Grove Farm, Stokesley Road, Hutton Rudby for Mr Stuart Bainbridge

PERMISSION GRANTED

Disclosure of Interest

Councillors S P Dickins and Mrs B S Fortune disclosed a personal interest and left the meeting prior to discussion and voting on this item.

- (8) 16/02756/REM - Reserved matters submission for details of layout, scale, appearance and landscaping for residential development of 225 dwellings at Land to the north and west of Woodlands Walk, Tanton Road, Stokesley for Kier Living

PERMISSION GRANTED

(The agent, Mr Richard Mowat, spoke in support of the application.)

- (9) 17/00544/FUL - Retrospective application for the demolition of farm building and construction of a dwelling at Land to the west of Ivy House Farm, Thrintoft for Mr Andrew Hutchinson

PERMISSION GRANTED

Note: Councillor D A Webster left the meeting prior to the discussion and voting on item 10.

- (10) 16/02013/OUT - Outline planning application with all matters reserved for a doctors surgery and residential development with associated infrastructure and landscaping at Land off Forge Lane, Tollerton for Mr D Gath, Dr M Potrykus & Dr S Utting

PERMISSION GRANTED subject to a requirement for an 'Overage clause' in respect of the provision of affordable housing.

(The applicant, Mr Daniel Gath, spoke in support of the application.)

(Parish Councillor Ian Jackson spoke on behalf of Tollerton Parish Council objecting to the application.)

(Mr Carl Hunt spoke objecting to the application.)

- (11) 16/02054/FUL - Change of use of doctors' surgery to create a pair of semi-detached bungalows at 5 - 7 Hambleton View, Tollerton for Tollerton Surgery

PERMISSION GRANTED

The meeting closed at 4.55 pm

Chairman of the Committee