

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.00 am on Thursday,
12th October, 2017 at Council Chamber, Civic
Centre, Stone Cross, Northallerton

Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor	R Kirk (afternoon session)	Councillor	Mrs J Watson (afternoon session)
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An apology for absence was received from Councillor S P Dickins (for the morning session)

P.13 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 14 September 2017 (P.11 - P.12), previously circulated, be signed as a correct record.

P.14 **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) 17/01574/FUL - Installation of a piece of public art at Bedale Golf Club, Bedale for Hambleton District Council

PERMISSION GRANTED

- (2) 16/01142/OUT - Outline planning application for up to 28 dwellings and means of vehicular access with all other matters reserved at Land to the east of Boroughbridge Road, Brafferton for Brafferton Manor Farmers

PERMISSION REFUSED

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

- (3) 17/00611/FUL - 3 detached dwellings and new access to Plots 2 & 3 at Land to the east of 15 Lead Lane, Brompton for Mr and Mrs A Maynard

PERMISSION GRANTED

- (4) 17/01328/FUL - 12 dwellings, garages and associated infrastructure at Land to the north of Raskelf Road, Easingwold for Daniel Gath Homes

PERMISSION REFUSED

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

- (5) 17/01260/OUT - Construction of a detached dwelling with associated garage and access at 1 Oulston Road, Easingwold for Mr Andrew Tooze

PERMISSION REFUSED because of overdevelopment of the site leading to harm to the character of the area.

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

(The applicant, Andrew Tooze, spoke in support of the application.)

- (6) 17/01466/FUL - First floor and two storey side extension to dwelling at 12 Apple Garth, Easingwold for Mr and Mrs Kay

PERMISSION REFUSED

(Paul Radford spoke objecting to the application.)

Note: The meeting was adjourned at 11.10am and reconvened at 1.30pm

Councillor S P Dickins arrived at the meeting and was in attendance for the duration of the afternoon session.

- (7) 17/01180/FUL - Extra care housing comprising 57 apartments with communal lounge, dining, kitchen, laundry, offices, garden and car parking area, 12 detached bungalows with single garages and private drives, new access road and new surface water drain and attenuation pond at Cleveland Lodge, Great Ayton for Tolent Construction Ltd, Housing and Care 21 and Bennet Ltd

PERMISSION GRANTED subject to an additional clause within the S106 Agreement limiting occupancy of the bungalows to households with at least one member aged 55 or over.

(The applicant's agent, Nigel Peacock, spoke in support of the application).

(Tamsin Little spoke objecting to the application.)

- (8) 17/01351/OUT - Outline application with all matters reserved for five dwellings at OS Field 2719, Stokesley Road, Hutton Rudby for Mr D Bainbridge

PERMISSION REFUSED because the scheme is not an efficient use of land and would extend the form of the village unnecessarily and bring housing into close proximity of a chicken farm with consequential concerns about amenity.

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

(The applicant's agent, Steve Hesmondhalgh, spoke in support of the application).

Disclosure of Interest

Councillor S P Dickins disclosed a non-pecuniary personal interest and left the meeting prior to discussion and voting on this item.

- (9) 17/01247/OUT - Outline application for 5 dwellings and associated infrastructure all matters except access are reserved at Three Tuns Garage, Brentwood House, Sandhutton for Johnson Properties Thirsk

PERMISSION GRANTED

- (10) 17/01350/FUL - Construction of a replacement dwelling at Debeviane, Hilton Road, Seamer for Mr and Mrs Evershed

PERMISSION GRANTED

(The applicant's agent, Steve Barker, spoke in support of the application).

(Derrick Winterbottom spoke objecting to the application.)

Disclosure of Interest

Following a comment from the applicant's agent to the effect that they had listened to Councillor Blades' suggestion (made during consideration of the previous application for planning permission) that the site would benefit from the construction of a new dwelling, Councillor Blades declared that he would take no part in the decision in order to avoid any suggestion on his part of pre-determination or bias.

- (11) 17/00696/FUL - Construction of a detached dwelling at Cedar Garth, Meadow Lane, Snape for Mr and Mrs Simms

PERMISSION GRANTED

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

- (12) 17/01440/TCC - Application for prior notification for the installation of 17.5m high mast, 3 antenna, 2 transmission link dishes, 2 equipment cabinets, 1 electricity meter cabinet and ancillary development for Cornerstone Telecommunication Infrastructure Limited at Land at Prices Paving and Tile Ltd., Meadow Lane, Snape

WITHDRAWN

The meeting was adjourned at 3.25pm and reconvened at 3.35pm.

- (13) 16/00950/FUL - Residential development of 25 bungalows and associated works following demolition of warehouse buildings, access from Victoria Avenue at Former Buffer Depot, Sowerby for Blue Oak Homes (Yorkshire) Ltd

PERMISSION REFUSED

(The applicant's agent, Anne Hargreaves, spoke in support of the application).

(Rachel Garlick spoke objecting to the application.)

- (14) 16/01138/S106 - Variation of Section 106 Agreement associated with application 14/02578/OUT – affordable housing requirements at White House Farm, Stokesley for Cecil M Yuill and Gentoo Homes

REFUSED because the Committee was not satisfied with the evidence supplied to justify the reduced offer of affordable housing.

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

(The applicant, Shaun Cuggy, spoke in support of the application.)

(Mike Canavan spoke on behalf of Stokesley Town Council objecting to the application.)

- (15) 17/00578/FUL - Revised application for alterations to existing chapel to form 3 apartments at Topcliffe Methodist Church, Church Street, Topcliffe for The Methodist Church, Thirsk and Northallerton Circuit

PERMISSION GRANTED subject to the making of a satisfactory Traffic Regulation Order.

- (16) 17/00579/LBC - Listed Building Consent for alterations to existing chapel to form 3 apartments at Topcliffe Methodist Church, Church Street, Topcliffe for The Methodist Church, Thirsk and Northallerton Circuit

PERMISSION GRANTED

- (17) 17/01552/OUT - Outline planning application with all matters other than access reserved for 2 detached dwellings of single storey scale with rooms in the roof at Land adjacent to Northfield, Bedale Road, Well for Messrs Bradley and Robert Elsworth

PERMISSION GRANTED

(The applicant, Robert Elsworth, spoke in support of the application.)

- (18) 17/01276/FUL - Construction of a single dwelling at Land Adjacent to Cumbrae, Flask Lane, Nosterfield for Mr E Sherwin

PERMISSION GRANTED

The meeting closed at 4.50 pm

Chairman of the Committee