

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday,  
11th January, 2018 in the Council Chamber,  
Civic Centre, Stone Cross, Northallerton

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Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor Mrs J Watson

An apology for absence was received from Councillor S P Dickins

P.19 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 7 December 2017 (P.17 - P.18), previously circulated, be signed as a correct record.

P.20 **PLANNING APPLICATIONS**

The Committee considered reports of the Deputy Chief Executive 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 Deputy Chief Executive had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Deputy Chief Executive 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 Deputy Chief Executive, unless shown otherwise:-

- (1) 17/02422/OUT - Outline application for the construction of 3 dwellings with some matters reserved (access included) at Land adjacent to Peace Haven, 93 Bedale Road, Aiskew for Mr G E Harrison

PERMISSION GRANTED because the Committee considered the development was in a sustainable location and would not cause harm to the openness of the countryside

The decision was contrary to the recommendation of the Deputy Chief Executive.

(The applicant's agent, Zoe Harrison, spoke in support of the application).

- (2) 17/02086/FUL - Construction of a replacement dwelling and construction of a detached dwelling at Rosedene, Carthorpe for Mr T Shipman

PERMISSION GRANTED

- (3) 17/02464/S106 - Application under Section 106A(1) of Town and Country Planning Act 1990 for variation of S106 agreement dated 6 June 2013 at Land to the north of The Willows, Willow Bridge Lane, Dalton for Whitfield Homes

AGREED THAT:-

- (a) the developer be invited to enter a Deed of Variation to reduce the open space, sport and recreation contribution to £57,409.77, proportionate to the nine dwellings built and occupied under planning permissions 12/01348/OUT and 13/02560/REM, to be paid on completion of the Deed of Variation; and
- (b) officers be authorised to commence proceedings to recover the open space, sport and recreation sum due under the S106 agreement dated 6 June 2013 if the Deed of Variation specified in (a) is not completed by 23 February 2018.

(Ken Croft spoke on behalf of Dalton Parish Council objecting to the application.)

**Disclosure of Interest**

Councillor C Patmore disclosed a personal non-pecuniary interest as a family member worked for the applicant and left the meeting prior to discussion and voting on this item.

- (4) 17/02331/FUL - Single storey extension and alteration to the roof at 12 Apple Garth, Easingwold for Mr & Mrs James Kay

PERMISSION GRANTED

(Paul Radford spoke objecting to the application.)

- (5) 17/02409/OUT - Outline application for the construction of an attached dwelling with an integral garage and two vehicular access points at Wayside, 1 Oulston Road, Easingwold for Mr Andrew Tooze

PERMISSION GRANTED

(John Faid spoke objecting to the application.)

- (6) 17/02334/OUT - Outline application with all matters reserved for the construction of two dwellings at The Old Forge, Exelby for Mr Gerald Price

PERMISSION GRANTED

- (7) 17/00941/FUL - 26 residential units including associated access, parking and landscaping at Land north of Broughton Grange Farm, High Street, Great Broughton for Mulgrave Properties & Lordstones Developments Limited

PERMISSION GRANTED

(The applicant's agent, Phil Brock, spoke in support of the application).

(Michael O'Neil spoke on behalf of Great and Little Broughton Parish Council objecting to the application.)

(Charles Waterfield spoke objecting to the application.)

- (8) 17/02131/OUT - Outline application for five dwellings with all matters reserved at OS Field 5368, Hambleton Court, Great Smeaton for Mr G Tuer

PERMISSION REFUSED

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

- (9) 17/01514/OUT - Outline application (all matters reserved) for the demolition of dwelling and construction of three detached dwellings at Chilton House, Low Worsall for Mr Adil Ditta

PERMISSION GRANTED subject to an additional condition relating to reserved matters and a limit to a maximum of 3 dwellings

- (10) 17/02252/FUL - Formation of 4 air intake louvres into the gable cladding of building three and the construction of a link corridor between the two main buildings at Stanley House, Thurston Road, Northallerton for Mr Paul Blades

PERMISSION GRANTED

Disclosure of Interest

Councillor D Blades disclosed a personal non-pecuniary interest as the applicant was a family member and left the meeting prior to discussion and voting on this item.

- (11) 17/02240/OUT - Outline planning application (with all matters reserved) for residential development, to include associated parking and amenity space at Land north east of The Cottage, The Green, Raskelf for The Church Commissioners for England

PERMISSION GRANTED because the Committee considered the development would not have a significant detrimental impact on the character and setting of the area

The decision was contrary to the recommendation of the Deputy Chief Executive.

(The applicant's agent, Jennifer Longstaff, spoke in support of the application).

- (12) 17/02358/OUT - Outline application for the construction of five dwellings with all matters reserved at Land adjacent to Dove Cote, The Green, Raskelf for Mr P Kilvington

PERMISSION GRANTED because the Committee considered the development would not have a significant detrimental impact on the character and setting of the area

The decision was contrary to the recommendation of the Deputy Chief Executive.

(Andrew Cunningham spoke in support of the application).

- (13) 17/01477/OUT - Outline planning application for the construction of up to 110 dwellings with all matters except access reserved at OS Field 9664, Stokesley for Gladman Developments Ltd

PERMISSION REFUSED

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

- (14) 17/02237/FUL - Revised application for alterations to garage to form additional living accommodation with first floor extension to form bedroom and bathroom at 1 Bridge Farm, York Road, Thirkleby for Mrs Jennifer Midgley

PERMISSION GRANTED

The meeting closed at 4.55 pm

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Chairman of the Committee