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Minutes of the meeting of the PLANNING COMMITTEE held at 1.30 pm on Thursday, 19th September, 2019 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

Councillor	M A Barningham	Councillor	A Robinson
	Mrs B S Fortune		D Watkins
	B Griffiths		D A Webster
	B Phillips		

Also in Attendance

Councillor	D Hugill	Councillor	M S Robson
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Apologies for absence were received from Councillors D B Elders, K G Hardisty, J Noone and M Taylor

P.12 MINUTES

THE DECISION:

That the minutes of the meeting of the Committee held on 22 August 2019 (P.10-P.11), previously circulated, be signed as a correct record.

P.13 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) 18/02748/REM - Application for approval of all reserved matters (access, appearance, landscaping, layout and scale) pursuant to condition 2 of outline approval 15/01240/OUT for the construction of 120 dwellings at Wilbert Farm, Sandhill Lane, Aiskew for Barratt Homes

PERMISSION DEFERRED to allow further consideration of size of dwellings; the number of four bedroomed dwellings; viability; location of public open space; pedestrian access, and overage clause.

(The applicant's agent, Kate Girling, spoke in support of the application).

(Judy Asquith spoke on behalf of Aiskew Parish Council objecting to the application.)

(Dave Brown spoke objecting to the application.)

- (2) 19/01511/FUL - Residential Development comprising 14 dwellings (resubmission) at The Allotment Gardens, Masham Road, Bedale for Arncliffe Homes Ltd

PERMISSION REFUSED with two additional reasons relating to allotments and sustainable travel.

(The applicant's agent, Alastair Flatman, spoke in support of the application).

- (3) 19/01110/FUL - Construction of new healthcare building providing office and assessment spaces for multi-disciplinary, community based mental health teams at OS Field 6504, Northallerton Business Park, Thurston Road, Northallerton for Tees Esk & Wear Valley NHS Foundation Trust

PERMISSION GRANTED

- (4) 19/01306/FUL - Construction of a detached dwelling at Brindlewood, East Harlsey for Mr Gareth White

PERMISSION GRANTED

- (5) 19/01139/FUL - Construction of detached dormer dwelling with attached garage as per amended plans received by Hambleton District Council 30th July 2019 and 16th August 2019 at Bank Cottage, The Nookin, Husthwaite for Mr John Taylor

PERMISSION GRANTED

(The applicant's daughter, Rosemary Marsh, spoke in support of the application.)

- (6) 19/00175/FUL - Demolition of the existing house and outbuildings. Construction of a detached house and garage. Change of use of land to domestic for siting of field shelter/garden store at Millhouse, 56 North End, Hutton Rudby for Mr and Mrs A Slack

PERMISSION GRANTED because the Committee considered the development would not harm heritage assets

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

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

(Emma Foden spoke on behalf of Hutton Rudby Parish Council in support of the application.)

(David Kitchen spoke objecting to the application.)

The meeting was adjourned at 3.55pm and reconvened at 4.05pm.

- (7) 19/01022/OUT - Outline application with all matters reserved for proposed two storey new dwelling at Land Adjacent To The Laurels, Hutton Sessay for Ms Jane Jordan

PERMISSION GRANTED subject to officer's being satisfied that appropriate parking and access arrangements can be achieved.

- (8) 19/01358/REM - Application for approval of all reserved matters (considering access, appearance, landscaping, layout and scale) following outline approval 18/01175/OUT for the construction of 5no. dwellings at OS Field 4442 Easingwold Road, Huby for Mr Steve Chapman

PERMISSION GRANTED subject to the approval of finished floor levels

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

- (9) 18/02130/FUL - Construction of a single detached dwelling and the change of use of land to form an associated domestic curtilage as amended by plans received by Hambleton District Council on 10 June and 15 July 2019 at Morar House, Kirklington for Mr and Mrs Smelt-Webb

PERMISSION GRANTED subject to additional conditions to protect the boundary hedges and the submission of a scheme to ensure the structural integrity of the retained building

(The applicant's agent, David Boulton, spoke in support of the application).

- (10) 19/01037/REM - Reserved matters application for the approval of details of appearance, landscaping, layout and scale in relation to the development of the primary school on the allocated school site pursuant to application 10/02373/OUT, as amended by 15/00145/MRC, and comprising a single-storey teaching block with associated hard/soft landscaping and playing field; car park and cycle parking; vehicular/pedestrian means of access; and secure line fencing. Discharge of Condition 21 (Archaeological Works) relating to planning approval 10/02373/OUT, as amended by 15/00145/MRC, proposal school amended by revised details of parking, turning received 29 August 2019 and elevation treatments received 28 August 2019 at Land East of Topcliffe Road and South of Gravel Hole Lane, Topcliffe Road, Sowerby for Portakabin Limited

THE COMMITTEE resolved to delegate the determination of the application to officers in consultation with the Chairman of the Planning Committee.

(The applicant's agent, Tim Waters, spoke in support of the application).

Councillor A Robinson left the meeting after Item 10 and did not return.

- (11) 19/01568/FUL - Construction of a single storey side and rear extension at 37 Eastfields, Stokesley for Mr Clive Thornton

PERMISSION GRANTED

The meeting closed at 5.05 pm

Chairman of the Committee