

Present

Councillor D A Webster (In the Chair)

Councillor	J Coulson	Councillor	M S Robson
	G W Ellis		C R Rooke
	Mrs B S Fortune		Mrs I Sanderson
	Mrs J A Griffiths		Mrs M Skilbeck
	M J Prest		T Swales
	A Robinson		

Also in Attendance

Councillor	R A Baker	Councillor	S P Dickins
Councillor			

(Apologies for absence were received from Councillors P G Sowray and A W Wood)

P.5

**MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 26 May 2011(P.3 - P.4), previously circulated, be signed as a correct record.

P.6

**BRIDGE STREET, BEDALE**

Bedale Ward

**The subject of the decision:**

The Head of Regulatory Services asked the Committee to consider whether a reduced financial contribution towards the provision of Open Space, Sport and Recreation facilities was acceptable noting particularly an increased level of provision of affordable housing.

The scheme for the provision of flats and retail units at Bridge Street Bedale was granted planning permission subject to condition requiring a contribution towards the provision of Open Space, Sport and Recreation facilities off-site. The scheme had stalled, a solution to start the works had been found by means of a deal with Broadacres Housing Association who would provide all 27 flats as affordable housing units. However the finances of the site were tight, such that a contribution of only £20,000 was available against a Supplementary Planning Document calculation of about £50,000. The scheme does however increase the number of affordable units from about 11 units to 27. It had previously been noted that an affordable housing unit was worth in the region of £100,000. As such the increased value to the community of an increased supply of affordable housing was considered to more than outweigh the reduction in the contribution towards Open

Space, Sport and Recreation facilities. Whilst the Bridge Street scheme had come about through positive planning efforts by the District Council and others the scheme was nonetheless a 'wind-fall' and a reduced contribution towards Open Space, Sport and Recreation would not have a significant impact upon any strategic plans of the Council.

**Alternative options considered:**

Not to reduce the financial contribution towards the provision of Open Space, Sport and Recreation facilities.

**The reasons for the decision:**

The Committee was satisfied that the reduced financial contribution was acceptable in view of the increased level of provision of affordable housing.

**THE DECISION:**

That a contribution of £20,000 towards Open Space, Sport and Recreation facilities be accepted to discharge the requirements of the planning condition, subject to the developer committing within the Planning Obligation to supply the housing as "affordable housing" in accordance with the definitions in PPS3 (2011).

**Declaration of Interest:**

Councillor T Swales declared a personal interest as a Director of Broadacres Housing Association which had an interest in the development and left the room during consideration and voting on the matter.

P.7

**PLANNING APPLICATIONS – DECISIONS**

The Committee considered reports of the Head of Regulatory Services relating to applications for planning permission. During the meeting, the Head of Service 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 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 Head of Service had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Head of Regulatory Services regard had been paid to the policies of the relevant development plan 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 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 Head of Regulatory Services, unless shown otherwise:-

- (1) 10/02373/OUT – Outline application for a mixed use development comprising of 925 dwellings (C3), employment (B1, B2 & B8) , neighbourhood centre, comprising: shops (A1), financial and professional services (A2), restaurant(s) and cafe(s) (A3), drinking establishment(s) (A4), hot food takeaway(s) (A5), hotel (C1), extra-care facility (C2) and medical centre and other non-residential institutions (D1), primary school (D1), community uses including recreation playing pitches and allotments, car parking and means of access (all matters reserved apart from means of access). Phase I residential 108 dwellings & Phase I commercial (B1c) all details to be considered at land off Topcliffe Road and Gravel Hole Lane, Sowerby, for Castlevale Group, Broadacres & Messrs Sowerby

DEFER to undertake further local consultation on all aspects of the development to include a meeting of the Thirsk Area Forum and involving local Members.

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

(Mrs S McGuinness spoke objecting to the application.)

Declarations of Interest

Councillor T Swales declared a personal interest as a Director of Broadacres Housing Association which had an interest in the application and left the room during consideration and voting on the application.

Councillor M S Robson declared an interest as a Member of Sowerby Parish Council which had considered the application and as a tenant of one of the owners of the land.

Councillor J Coulson declared an interest as a shareholder in Broadacres Housing Association which had an interest in the application.

- (2) 11/00780/FUL - Retrospective application for the change of use of an agricultural building and part of another agricultural building to form an ELV business (End of Life Vehicles) at Poplars Farm Londonderry for Mr M Swales.

PERMISSION GRANTED

(The applicant, Mr M Swales, spoke in support of the application.)

(Ms A Unsworth spoke objecting to the application.)

- (3) 11/00816/FUL - Construction of 25 dwellings and associated works at land to the north of Broughton Grange Farm, High Street, Great Broughton for Lordstones Developments Ltd.

DEFER to consider design, density, traffic and amenity area.  
(The applicant's agent, Mr S Hesmondhalgh, spoke in support of the application.)

(Councillor M O'Neill spoke on behalf of Great Broughton Parish Council objecting to the application.)

(Mr C Tyreman spoke objecting to the application.)

- (4) 11/00782/FUL - Revised application for the construction of a replacement dwelling with detached garage/store at 23 Enterpen, Hutton Rudby for Mr M Van Geffen.

PERMISSION GRANTED subject to removal of frontage roof lights.

(The applicant, Mr Van Geffen spoke in support of the application.)

- (5) 11/00783/CON - Revised application for Conservation Area Consent for demolition of existing bungalow and garage at Treeform, 23 Enterpen, Hutton Rudby for Mr M Van Geffen.

PERMISSION GRANTED

- (6) 11/00890/FUL - Revised application for the construction of five dwellings at land off Deepdale Hutton Rudby for Kebbell Homes.

PERMISSION GRANTED

(The applicant's agent, Ms C Lane, spoke in support of the application.)

(Mr D Simpson spoke objecting to the application.)

- (7) 09/04149/FUL - Revised application for the construction of a replacement shop, tank room, 2 fuel stations and associated landscaping and parking areas as amended by plans and letter received by Hambleton District Council on 1 December 2010 at Exelby Services Ltd A19 Northbound Services Ingleby Arncliffe for Exelby Services Limited.

PERMISSION GRANTED

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

(Ms J Bean spoke on behalf of Ingleby Arncliffe Parish Council in relation to highway safety issues.)

#### Declaration

Councillor T Swales declared a personal interest as a customer of the applicant.

- (8) 11/01127/FUL - Revised application for proposed first floor and two storey extension to side of existing dwelling at Stamford House, 65 High Street, Northallerton for Mr John Prest.

PERMISSION GRANTED

The decision was contrary to the recommendation of the Head of Regulatory Services. The Committee considered that the development would not have an overbearing effect on the neighbouring property.

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

Declaration of Interest

Councillor M J Prest declared a personal interest as he is the applicant and left the room during consideration and voting on this matter.

- (9) 11/01100/FUL - Revised application for proposed alterations and extensions to three existing dwellings at 16 Cooper Lane, Potto for Mr M Whitfield.

PERMISSION GRANTED

The decision was contrary to the recommendation of the Head of Regulatory Services. The Committee considered that the development would not have an overbearing effect on neighbouring properties or adversely affect the streetscene.

(The applicant, Mrs J Whitfield, spoke in support of the application.)

- (10) 11/01090/FUL - Construction of a 9 unit supported housing scheme and creation of a new vehicular access at land at former Station House, 4 Boroughbridge Road, Northallerton for Broadacres Housing Association.

DEFER to discuss with applicant the potential to overcome the conflict with the Local Development Framework allocation for a transport interchange on the site.

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

(Mr Wachsberger spoke on behalf of Northallerton Railway Station User Group and the Civic Society objecting to the application.)

Declaration of Interest

Councillor T Swales declared a personal interest as a Director of Broadacres Housing Association which was the applicant and left the room during consideration and voting on this matter.

- (11) 11/00198/FUL - Retrospective application for the change of use of land and the formation of hard-standing in conjunction with the storage of 5 fairground lorries at Church Farmhouse, Thornton Le Street for Mr & Mrs D Crow.

DEFER to reconsider the data provided by the applicant about the impact of vehicle movements on the highway.

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

(Mr E Waller spoke on behalf of Thornton-le-Street Parish Council objecting to the application.)

(Ms J Lee spoke objecting to the application.)

Declarations of Interest

Councillor J Coulson declared a personal interest as an Honorary Member of the Showmen's Guild.

Councillor M J Prest declared an interest as he had attended a site visit at the request of the applicant and he had employed the same agent as the applicant.

The meeting closed at 4.50pm.

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Chairman of the Committee