

Present

Councillor D A Webster (In the Chair)

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

Also in Attendance

Councillor	B Griffiths	Councillor	A Wake
	Mrs C Patmore		

P.12 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 18 August 2011 (P.10 - P.11), previously circulated, be signed as a correct record.

P.13 **BAGBY AIRFIELD ENFORCEMENT**

White Horse Ward

The subject of the decision:

The Head of Regulatory Services asked the Committee to determine the appropriate enforcement action to be taken in respect of identified breaches of planning control at Bagby Airfield and the possible engagement of external advice. Some amendments were made to the Schedule by the Head of Regulatory Services at the meeting.

Alternative options considered:

To take enforcement action or not to take any action.

The reasons for the decision:

The continuing affects on local amenity needed addressing.

THE DECISION:

That:

- (1) the enforcement approach as detailed in items 1 to 7 of the schedule at Annex 1 be agreed as a priority;

(2) the enforcement approach as detailed in items 8 to 14 of the schedule be agreed at a similar priority to other enforcement matters with which the Council is dealing;

(3) dialogue with the owner and local residents continue.

(Mr M Scott, the owner of the airfield, spoke against further enforcement action.)

(Councillor Humphreys of Bagby and Balk Parish Council spoke in favour of enforcement action as a priority.)

(Councillor Atkinson of Thirkleby Parish Council spoke in favour of enforcement action as a priority.)

(Mr B Chapman spoke in favour of enforcement action as a priority.)

P.14

LAND TO THE REAR OF THE OLD MILL, LEVENSIDE, STOKESLEY – DESIGN, LAYOUT AND FLOOD RISK

Stokesley Ward

The subject of the decision:

The Head of Regulatory Services asked the Committee to consider a revised application for land to the rear of the Old Mill, Levenside, Stokesley.

Planning permission had previously been granted for the construction of 14no dwellings on land to the rear of the Old Mill off Levenside in July 2007. The approved scheme involved the demolition of existing warehouse buildings and the construction of 5no terraced properties of traditional form and a courtyard building containing 2no apartments and 7no dwellings to the southern boundary of application site. The revised application sought permission for the construction of 14no 2 and 2½ storey terraced dwellings contained within three separate blocks.

An objection to the application had been received from the Environment Agency on the grounds that a bespoke Flood Risk Assessment (FRA) had not been submitted. The applicant's consultant engineers confirmed that they would be able to prepare an FRA which demonstrated that the land could be developed in a manner that would mitigate against flooding but that this would necessitate some engineering works beyond the site boundary. As the preparation of a fully detailed FRA would incur significant costs, the applicant's had requested that Members consider whether the revised application and the additional engineering works would be acceptable before the applicant formally commissioned a new FRA specific to the application.

Alternative options considered:

To support in principle the revised application and additional off-site engineering works.

The reasons for the decision:

To express concerns in relation to the scheme as currently submitted.

THE DECISION:

That the revised application and additional off-site engineering works be not supported because of concerns about the creation of the emergency access onto the A172 and the general design of the properties.

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OUTLINE APPLICATION FOR THE CONSTRUCTION OF UP TO 213 DWELLINGS, EMPLOYMENT USE (CLASS B1) UP TO 2,900 SQM INCLUDING MEANS OF ACCESS AT WHITE HOUSE FARM, STOKESLEY

Stokesley Ward

The subject of the decision:

The Head of Regulatory Services submitted a report in order to assist Members on their visit to the site and invited comments on the application at an early stage.

Alternative options considered:

None

The reasons for the decision:

Members provided comments on the proposal to assist officers in the further consideration of the application and the preparation of a report for consideration at a subsequent meeting of the Planning Committee.

THE DECISION:

That a report be prepared by officers for consideration by the Planning Committee having regard to the concerns raised by at a subsequent Planning Committee meeting.

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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) 11/01237/FUL - Change of use from shop (A1) to hot food take away (A5) at 13 Millgate, Thirsk for Mr R Milka.

PERMISSION GRANTED

Declaration of Interest

Councillor M J Prest declared a personal interest as a managing agent for a number of properties opposite the application site and left the room during consideration and determination of this matter.

The meeting closed at 3.35pm.

Chairman of the Committee