

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
	M J Prest		P G Sowray
	A Robinson		A W Wood
	M S Robson		

Also in Attendance

Councillor M Rigby Councillor Mrs S Shepherd

(Apologies for absence were received from Councillors Mrs J A Griffiths and T Swales)

P.17 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 15 September 2011 (P.12 - P.16), previously circulated, be signed as a correct record.

P.18 **APPOINTMENT OF VICE-CHAIRMAN:**

THE DECISION:

That Councillor Mrs M Skilbeck be appointed Vice-Chairman of the Committee for the remainder of the ensuing year.

P.19 **FULL APPLICATION FOR THE CONSTRUCTION OF 85 DWELLINGS, ASSOCIATED PARKING, HIGHWAY WORKS AND THE PROVISION OF PUBLIC OPEN SPACE AT OS FIELD 9972, YORK ROAD, EASINGWOLD, NORTH YORKSHIRE (REF: 11/01661/FUL)**

Easingwold Ward

The subject of the decision:

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

The application was significant in view of its scale, design, potential impact on existing residents, drainage, highway safety and consequent visual impact upon this key gateway site. There was a comprehensive policy background to be appraised prior to the determination of the proposal and a range of consultation responses to be considered, many of which were still awaited or had requested the submission of additional information. Another important factor taken into account was the applicant's offer towards planning contributions. Three alternative packages had

been suggested by the applicant covering affordable housing, public open space and a sum towards a new sports hall at Easingwold School.

It was considered that an early inspection of the site and surrounding area by Members of the Committee, and local Members as appropriate, was beneficial in ensuring a full and transparent determination of the scheme.

Alternative options considered:

None

The reasons for the decision:

To assist Members with the site visit and invite comments on the application at an early stage.

THE DECISION:

That the matter be deferred for further discussion with the applicant and the following issues be considered:-

- increased car parking;
- improved pedestrian link to centre of Easingwold;
- the maximum level of affordable housing be sought
- “pepper potting” of affordable housing
- design and use of building materials.

(Mr J Mitchell spoke objecting to the development)

Declarations of Interest

Councillor P G Sowray declared a personal interest as a Governor of Easingwold School and left the room during consideration and voting on this matter.

Councillors J Coulson, M J Prest and D A Webster declared personal interests as shareholders of Broadacres Housing Association.

Councillors G W Ellis and Mrs S Shepherd declared personal interests as Members of Easingwold Town Council which had considered this matter.

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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) 11/00901/FUL - Application for the retention on a permanent basis of existing mobile home used as an agricultural workers dwelling at Providence Pig Unit, Alne for Mr D Cowton.

PERMISSION GRANTED

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

- (2) 11/01820/FUL - Revised application for the construction of an agricultural building for agricultural storage and the housing of cattle at land at Moor Lane, Carthorpe for Mr J Prior.

PERMISSION GRANTED

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

- (3) 11/01709/FUL - Construction of 4 bedroom detached dwelling with detached garage as amended by plan received by Hambleton District Council on 3 October 2011 at 17 Barns Wray, Easingwold for Mr S J Morgan.

PERMISSION REFUSED

The decision was contrary to the recommendation of the Head of Regulatory Services.

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

(Mr M Bishop spoke objecting to the application.)

Declarations of Interest

Councillors G W Ellis and Mrs S Shepherd declared personal interests as Members of Easingwold Town Council which had considered the application.

- (4) 11/01931/FUL - Demolition of existing bungalow and construction of a replacement dwelling at Carlholme, Raskelf Road, Easingwold for Mr S Dugdale.

PERMISSION GRANTED

- (5) 11/01568/FUL -Temporary siting of a caravan to be used as an agricultural workers dwelling (3 year period) at Tall Oaks Farm, Huby for Mr Antony Warren.

PERMISSION REFUSED

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

(Councillor M Smith spoke on behalf of Huby Parish Council in support of the application.)

- (6) 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.

PERMISSION GRANTED

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

Declarations of Interest

Councillors M J Prest, P G Sowray and D A Webster declared personal interests as they each have a share in Broadacres Housing Association.

- (7) 11/00813/FUL - Revised application for a change of use from egg production and packaging plant to a holiday park comprising alterations to existing farm building to form offices/restaurant, construction of a leisure facility, car parking and landscaping and the change of use of agricultural land for the siting of 100 caravans at Crosslands, Seamer for Noble Foods Ltd

PERMISSION GRANTED

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

(Mr P O'Brien spoke objecting to the application.)

The meeting closed at 5pm.

Chairman of the Committee