

Present

Councillor D A Webster (In the Chair)

Councillor	D E Adamson	Councillor	M S Robson
	J Coulson		Mrs I Sanderson
	G W Ellis		Mrs M Skilbeck
	Mrs B S Fortune		D H Smith
	Mrs J A Griffiths		P G Sowray
	M J Prest		A W Wood

Also in Attendance

Councillor	B Griffiths	Councillor	Mrs C Patmore
	B Phillips		

(An apology for absence was received from Councillor K G Hardisty)

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MINUTES

THE DECISION:

That the minutes of the meeting of the Committee held on 21 June 2012 (P.6 - P.10), previously circulated, be signed as a correct record.

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CONSIDERATION OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) IN RELATION TO UNDETERMINED APPLICATIONS

The subject of the decision:

The Director of Housing and Planning Services submitted a report seeking determination, in the light of the National Planning Policy Framework, whether each of the proposals attached as annexes to the report should still be granted planning permission in the same way.

Alternative options considered:

None.

The reasons for the decision:

To take into account the policies in the National Planning Policy Framework and because the previous resolutions to grant planning permission were consistent with the policies in the National Planning Policy Framework. The Committee considered all matters raised by consultees but did not feel that any of these were sufficient to prevent planning permission being granted in each case.

THE DECISION:

- (1) 10/02158/FUL – Royal Oak House, Long Street, Easingwold – Grant planning permission subject to planning conditions and a Planning Obligation relating to provision of Public Open Space, Sport and recreation.
- (2) 11/01129/FUL – 62 Topcliffe Road, Sowerby – Grant planning permission subject to planning conditions and a Planning Obligation in respect of on site provision of Public Open Space, Sport and recreation.
- (3) 08/02840/08t – Land of Mount Pleasant Way, Stokesley – That this application be considered again by the Planning Committee when further consultation responses are received regarding Flood Risk and the implications of the NPPF.
- (4) 11/00813/FUL – Crosslands, Seamer - Grant planning permission subject to signing of a S106 agreement to secure sustainable transport solutions.
- (5) 10/02373/OUT – Land off Topcliffe Road and Gravel Hole Lane, Sowerby - Grant planning permission subject to planning conditions and a Planning Obligation dealing with provision of affordable housing, sustainable transport measures, community facilities, education, Public Open Space, Sport and recreation facilities, phasing and public art.
- (6) 11/01435/FUL – Land at Topcliffe Road Junction (A168 & B1448), Topcliffe - Grant planning permission subject to the final comments of the Highways Agency and their approval under the departures procedure for non-standard highway design.
- (7) 11/00895/FUL – 16 and 16A Water End, Brompton - Grant planning permission subject to planning conditions and a Planning Obligation in respect of on site provision of Public Open Space, Sport and recreation and off-site infrastructure delivery.
- (8) 11/02804/FUL – Cedar Lodge, Tollerton, Newton on Ouse - Grant planning permission subject to planning conditions relating to agricultural occupancy restriction.
- (9) 10/01493/FUL – Land to the North of Plews Way, Leeming Bar Industrial Estate, Leeming Bar - Grant planning permission.
- (10) 08/02098/FUL – Bagby Service Station, Bagby – Withdrawn.

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PLANNING APPLICATIONS – DECISIONS

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

In considering the report(s) of the Director of Housing and Planning 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 Director of Housing and Planning Services, unless shown otherwise:-

- (1) 12/01080/FUL - Change of use from office to residential holiday let at Unit 1 Far Shires Farm, Forest Lane, Aine for Mrs S Shepherd.

PERMISSION GRANTED

- (2) 12/00854/FUL - Retrospective application for the change of use of agricultural land and building to equestrian, alterations to existing building to form a stable block and feed store as amended by plan received by Hambleton District Council on 3 July 2012 at Seaves Farm, Brandsby, North Yorkshire YO61 4RT for Seaves Farming Company Ltd.

DEFER to consider Environmental Health report.

(The applicant, Ms J Kitson, spoke in support of the application.)

- (3) 11/01666/FUL - Demolition of existing industrial units and construction of 4 no B1 and B8 units, associated car parking and access track, and alterations to highway access as additional details received by Hambleton District Council on 24 February 2012 and amended details received 16 May and 6 July 2012 at The Depot Rear Of 38 - 46 Water End Brompton North Yorkshire for Mr N Mitchinson.

PERMISSION GRANTED

- (4) 12/00941/FUL - Alterations to existing car park at Springboard Business Centre, 24 Ellerbeck Way, Stokesley Business Park, Stokesley for Hambleton District Council.

PERMISSION GRANTED

- (5) 12/01034/FUL - Construction of a replacement village hall at Village Hall, The Nookin, Husthwaite, North Yorkshire for Husthwaite Parish Council.

PERMISSION GRANTED

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

- (6) 12/01035/CON - Application for conservation area consent to demolish existing village hall at Village Hall, The Nookin, Husthwaite, North Yorkshire for Husthwaite Parish Council.

PERMISSION GRANTED

- (7) 12/00527/FUL - Construction of two agricultural workers (two bedroomed) dwellings at Morton Grange Farm, Morton On Swale, North Yorkshire DL7 9RQ for Mr & Mrs J Sanderson.

PERMISSION GRANTED

The decision was contrary to the recommendation of the Director of Housing and Planning Services because the Committee was satisfied that there was an essential need for both dwellings on the holding.

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

- (8) 12/00766/FUL - Change of use of shop (A1) to offices (A2) at Pennita, 136 High Street, Northallerton, North Yorkshire for Calder Meynell LLP.

PERMISSION GRANTED

- (9) 12/01014/FUL - Demolition of existing domestic garage and construction of a dwelling at Land To Rear Of 2 Prospect Cottages, Bankhead Road, Northallerton, North Yorkshire for Mr N Denmark.

PERMISSION REFUSED

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

(Ms J Robertson spoke objecting to the application.)

- (10) 12/00998/FUL - Construction of a sow building at Romanby Grange, Boroughbridge Road, Northallerton, North Yorkshire for R.E. Phillips & Son.

PERMISSION GRANTED

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

Disclosure(s) of Interest

Councillor B Phillips disclosed a pecuniary interest and left the meeting during discussion and voting on that matter.

- (11) 12/00999/FUL - Construction of a pig farrowing building at Romanby Grange, Boroughbridge Road, Northallerton, North Yorkshire for R.E. Phillips & Son.

PERMISSION GRANTED

- (12) 12/01000/FUL - Construction of a weaner grower building and silo at Romanby Grange Boroughbridge Road Northallerton North Yorkshire for R.E. Phillips & Son.

PERMISSION GRANTED

- (13) 12/00965/FUL - Construction of an agricultural contractors building and yard plus formation of a new vehicular access at Seward Agricultural Machinery Ltd, Sinderby Station, Sinderby Lane, Sinderby for Croptech Ltd.

DEFER for site visit to consider impact of size of proposed building and to require a further site search for potential alternative locations for the development.

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

- (14) 12/00019/FUL - Change of use from dwelling to a country house hotel as amended by plans received by Hambleton District Council on 24th February 2012, 3rd May 2012 & 6th June 2012 at Rudby Hall, Skutterskelfe, North Yorkshire TS15 0JN for Python Properties Ltd.

PERMISSION GRANTED

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

(Mr S Barker spoke on behalf of local residents objecting to the application.)

- (15) 12/00020/LBC - Application for listed building consent for internal alterations to existing dwelling to from a hotel as amended by plans received by Hambleton District Council on 19th March 2012, 3rd May 2012 and 6th June 2012 at Rudby Hall, Skutterskelfe, North Yorkshire TS15 0JN for Python Properties Ltd.

PERMISSION GRANTED

- (16) 12/01084/FUL - Revised application for proposed alterations and extension to existing dwelling at 36 Northfield Drive, Stokesley, Middlesbrough TS9 5PF for Mr P Darcy.

PERMISSION GRANTED

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

- (17) 12/01132/FUL - Change of use of existing wildlife lake to a wildlife/fishing lake and retrospective application for the change of use agricultural land to a caravan site, formation of caravan hardstandings, access track, car parking, waste disposal point and construction of a reception building and amenity building at Canada Fields, Moor Lane, Yafforth North Yorkshire for Mr K Tiplady.

PERMISSION GRANTED

The meeting closed at 4.35 pm.

Chairman of the Committee