

Present

Councillor D A Webster (In the Chair)

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

Also in Attendance

Councillor	M Rigby	Councillor	P R Wilkinson
	Mrs S A Shepherd		

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

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**MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 13 September 2012 (P.17 - P.21), previously circulated, be signed as a correct record.

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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 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 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) 11/02543/FUL - Construction of 59 dwellings and associated roads, sewers and landscaping as amended by plans received by Hambleton District Council on 28 June 2012 at land to the rear of 28 - 34 Bedale Road, Aiskew for Cecil M Yuill Ltd.

DEFER to receive information on viability from the District Valuer and from the Environment Agency.

- (2) 12/01402/FUL - Demolition of existing residential apartments and commercial/industrial buildings and construction of 82 dwellings, alterations to 9 existing business units to form 9 retail/industrial/business units (A1, A2, B1a, B1c, B8 and D1) and construction of a new retail unit (class A1) with associated access, car parking, landscaping and ancillary works as amended by plans received by Hambleton District Council on 29 August 2012 at 1 Leeming Lane, Leeming Bar for Castlevalle Group Ltd.

DEFER to receive a report on drainage, allow outstanding consultation responses to be received and for improvements to the layout.

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

(Mr D Crisp spoke on behalf of Leeming Parish Council objecting to the application.)

(Ms R Walker spoke objecting to the application.)

- (3) 12/01209/FUL - Construction of 48 dwellings with associated garages, parking and landscaping at E Ward and Son, Ward Trailers, York Road Easingwold for Persimmon Homes (Yorkshire) Ltd.

DEFER to allow outstanding consultation responses to be received, to receive clarification on Section 106 contributions and for design improvements.

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

- (4) 12/01407/FUL - Change of use of agricultural land for the siting of 16 holiday lodges with associated access, footpaths, car parking and landscaping at Part OS Field 8871, Easingwold for Ms J M Grant & Ms P A McDonnell.

PERMISSION GRANTED subject to conditions on biodiversity survey and mitigation proposals, finished levels of the land and lodges and additional details of the future management of landscaped areas.

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

(Mr P Duffield spoke objecting to the application.)

- (5) 12/01110/FUL - Change of use of agricultural land to leisure and tourism use, alterations to existing farmstead building to form a cycle and refuse store, alterations to 1 agricultural building to form manager's accommodation, alterations to 1 agricultural building to form 4 holiday cottages and a retail area, siting of 2 log cabins and formation of site car parking. Retrospective application for change of use of part of dwelling to form a beauty clinic. Change of use of a wildlife pond to form a fishing/wildlife pond at Girsby Hall Farm, Over Dinsdale for Mr G Turnbull & Mrs A Turnbull.

WITHDRAWN

- (6) 12/01532/LBC - Application for listed building consent for alterations to existing farmstead building to form a cycle and refuse store, alterations to 1 agricultural building to form manager's accommodation, alterations to 1 agricultural building to form 4 holiday cottages and a retail area. Retrospective application for change of use of part of dwelling to form a beauty clinic at Girsby Hall Farm, Over Dinsdale for Mr G Turnbull & Mrs A Turnbull.

WITHDRAWN

- (7) 12/00981/FUL - Siting of a wind turbine (24.6M mast) as per amendments received by Hambleton District Council on 16 July 2012 at Angrove West Farm, Great Ayton for G W Marsay & Sons.

PERMISSION GRANTED

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

(Mr M Petch spoke objecting to the application.)

- (8) 12/01554/FUL - Installation of anaerobic digestion facility to provide combined heat and power plant (CHP) including the construction of a silage/digestate clamp, siting of digester, formation of a lagoon, siting of a CHP plant in a shipping container, construction of flare stack and ancillary access roads, provision of landscaping and electricity grid connection as amended by plan received by Hambleton District Council on 6 September 2012 at Bonnie Hill Dairy Farm, Ingleby Greenhow for JFS & Associates.

PERMISSION GRANTED

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

(Mr D Peacock spoke objecting to the application.)

- (9) 12/01252/FUL - Revised application for demolition of existing bungalow and construction of replacement dwelling at Crossways, Middleton Road, Hutton Rudby for Mr Karl G Finch.

PERMISSION GRANTED

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

(Mr P Ellyatt spoke objecting to the application.)

- (10) 12/01497/FUL - Change of use of workshop/store (used for the repair and storage of agricultural and plant machinery and agricultural contracting) to a storage and distribution depot at Air Tech, Unit 1, Skipton Old Airfield, Sandhutton for Price's Paving And Tile Ltd.

PERMISSION REFUSED

- (11) 12/01556/FUL - Demolition of 1 dwelling and depot building and construction of 51 dwellings with associated access, parking, public open space and landscaping at Warehouse Buffer Depot, Sowerby for Persimmon Homes (Yorkshire) Ltd & Secretary of State for Communities and Local Government

DEFER to allow for outstanding consultation responses to be received and to allow for consideration of any amendments to the proposals.

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

(Mr J McIntosh spoke objecting to the application.)

- (12) 12/01723/ADV - Application for advertisement consent for the retention of 2 non illuminated signs at Coles Solicitors, 1 Finkle Street, Thirsk for Coles Solicitors Ltd.

PERMISSION GRANTED

- (13) 12/01401/FUL - Retrospective application for the siting of a caravan to be used as a temporary agricultural workers dwelling at Canada Fields, Moor Lane, Yafforth for Mr K Tiplady.

PERMISSION GRANTED

- (14) 12/00943/FUL - Retrospective application for a change of use of agricultural land to mixed use of agricultural and the storage of trailers and equipment for grounds maintenance company and the construction of a boundary fence and retention of a shed and ancillary hardstanding to store equipment and chemicals at The Long Acres, Fore Lane, Thornborough for MHS Countryside Management.

PERMISSION GRANTED

- (15) 12/01003/FUL - Retrospective application for a change of use of domestic garage to a joinery workshop at Workshop Garage at rear of Roselea, Thornborough for R N & W Bramley Ltd.

PERMISSION REFUSED

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

The meeting closed at 5.10pm.

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Chairman of the Committee