

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
	K G Hardisty		A W Wood

Also in Attendance

Councillor	G W Dadd	Councillor	Mrs C Patmore
	A W Hall		

(An apology for absence was received from Councillor M J Prest)

P.39

**MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 28 February 2013 (P.35 - P.38), 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) 12/02575/FUL - Part demolition and alterations to existing filling station kiosk, car sales showroom and repair garage to form a convenience store with associated staff and stock facilities at John Gill Ltd, Aiskew Garage, 74 Bedale Road, Aiskew for James Hall and Co Ltd.

Subject to the satisfactory prior completion of a planning obligation under S106 of the Town and Country Planning Act 1990 (as amended) to secure an appropriate contribution towards the Bedale Footpath and Cycleway within 28 days of this resolution, planning permission is GRANTED subject to conditions.

In the event that a satisfactory planning obligation is not completed within 28 days of this resolution, the Planning Manager in consultation with the Chairman and Vice Chairman of the Committee be authorised to refuse permission on the grounds that the proposal has failed to deliver the necessary infrastructure contribution.

- (2) 13/00040/FUL - Change of use of agricultural land to camping and caravanning site, change of use and works to agricultural building to form store and workshop area to service tourist accommodation, demolition of 2 agricultural buildings and improvements to existing vehicular access at Far Shires Farm, Forest Lane, Alne for Mr and Mrs Nathan Harrison.

PERMISSION GRANTED

- (3) 12/02474/FUL - Construction of 40 dwellings with associated garaging, access, landscaping and pumping station as per amended plans received by Hambleton District Council on 22 January 2013 and 5 March 2013 at land off Ripon Way, Carlton Miniott for Taylor Wimpey (North Yorkshire) Limited

PERMISSION REFUSED as a result of issues of prematurity, lack of affordable housing, flooding concerns, sewers/drainage issues, housing density, design and safety concerns about the adjacent lake.

The decision was contrary to the recommendation of the Director of Housing and Planning Services.

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

- (4) 08/02840/OUT - Outline application for extension to existing Business Park as amended by correspondence received by Hambleton District Council on 15 February 2013 at land off Mount Pleasant Way, Stokesley for Armstrong Richardson.

That planning permission be GRANTED subject the satisfactory prior completion of a planning obligation under S106 of the Town and Country Planning Act 1990 (as amended) to secure a suitable contribution towards improved footpath and cycle links to Stokesley and Great Ayton and subject to conditions.

In the event that a satisfactory planning obligation is not completed within 2 months of this resolution, the Planning Manager in consultation with the Chairman and Vice Chairman of the Committee be authorised to refuse permission on the grounds that the proposal has failed to deliver the necessary contributions to footpath and cycle links.

- (5) 13/00325/FUL - Construction of an equine clinic with associated vehicle hard-standing and parking at Stanley Grange Stud, Yarm Lane, Great Ayton for Mr Jerome Harforth.

PERMISSION GRANTED

(The applicant, Ms A Walters, spoke in support of the application.)

- (6) 13/00172/FUL - Change of use of existing domestic garage block to form a workshop and store and construction of a boundary fence and gates at Prospect Garages, Prospect View, Northallerton for Broadacres Housing Association

PERMISSION REFUSED

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

- (7) 13/00398/FUL - Change of use from an A1 use (shop) to a mixed A1/A3 use (shop and cafe) at 127 High Street, Northallerton for Clervaux Artisan Bakery.

PERMISSION GRANTED

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

- (8) 12/01328/FUL - Retrospective application for a change of use of an agricultural building to mixed use of agriculture and storage (B8) as amended by email received by Hambleton District Council on 14 September 2012 and plans received by Hambleton District Council on 25 March 2013 at High House Farm, Oulston for Mr and Mrs I Crick

PERMISSION GRANTED

(Mr D Pontefract spoke on behalf of Oulston Parish Meeting objecting to the application.

- (9) 13/00120/FUL - Construction of a pig finishing building at Hall Farm, Warlaby for R E Philips and Son.

PERMISSION GRANTED

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

The meeting closed at 3.50pm.

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Chairman of the Committee