

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.00 am on Thursday,
9th November, 2017 in the The Hambleton
Suite, Solberge Hall Hotel, Northallerton

Present

Councillor P Bardon (in the Chair)

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| Councillor | J Noone | Councillor | C Patmore |
| | M A Barningham | | B Phillips |
| | D M Blades | | C Rooke |
| | Mrs B S Fortune | | D A Webster |
| | K G Hardisty | | |

Also in Attendance

| | | | |
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| Councillor | R A Baker | Councillor | Mrs J Watson |
| | M S Robson | | S Watson |
| | Mrs I Sanderson | | P R Wilkinson |

Apologies for absence were received from Councillors S P Dickins and A Wake

P.15 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 12 October 2017 (P.13 - P.14), previously circulated, be signed as a correct record.

P.16 **PLANNING APPLICATIONS**

The Committee considered reports of the Executive Director relating to applications for planning permission. During the meeting, Officers 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 condition as set out in the report and 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 Executive Director had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Executive Director regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework 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 the National Planning Policy Framework 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 Executive Director, unless shown otherwise:-

- (1) 17/01285/FUL - Change of use to a residential training centre (Class C2), incorporating up to 550 guest bed spaces and staff accommodation at Newby Wiske Hall, Newby Wiske for PGL Travel Limited

PERMISSION GRANTED subject to the results of outstanding consultations not warranting reconsideration of the recommendation

The Committee indicated that the Noise Management Plan and the Travel Plan (which are to be approved by the Local Planning Authority in accordance with the terms of conditions 6 and 11 respectively) should be referred to the Committee for its consideration and approval.

(The applicant, Richard Sanders, spoke in support of the application.)

(Richard Clarke spoke on behalf of Newby Wiske Parish Council objecting to the application.)

(Nick Dennon spoke on behalf of the Newby Wiske Action Group objecting to the application.)

- (2) 17/01286/LBC - Minor external alterations to Building 1 (comprising three frosted windows), Building 7 (comprising one frosted window) and internal alterations to Buildings 1 and 7 at Newby Wiske Hall, Newby Wiske for PGL Travel Limited

PERMISSION GRANTED

(John Buglass spoke on behalf of Newby Wiske Parish Council objecting to the application.)

(John Buglass spoke on behalf of the Newby Wiske Action Group objecting to the application.)

- (3) 17/00878/FUL - Conversion of farm buildings to commercial use, demolition of former agricultural buildings and construction of six dwellinghouses and associated parking at Free House Farm, land to the rear of Crathorne Arms, Crathorne for The Crathorne Estate

PERMISSION GRANTED subject to additional conditions requested by the Highway Authority, bin storage, limiting commercial uses to Class A1 and B1, acoustic fencing, and implication of the car parking.

(The applicant's agent, James Ellis, spoke in support of the application).

- (4) 17/00879/LBC - Listed Building Consent for internal and external alterations to traditional farm buildings at C W Tate and Son, Free House Farm, Crathorne for The Crathorne Estate

PERMISSION GRANTED

Note: the meeting adjourned at 1.15pm and reconvened at 2.30pm at the Civic Centre, Stone Cross, Northallerton

- (5) 17/01872/OUT - Outline application with details of access (all other matters reserved) for a residential development of 5 dwellings at Land adjacent Rose Cottage, Pit Ings Lane, Dalton for Mrs H Harper

PERMISSION GRANTED subject to amending Condition 7 to restrict the dwellings to a single storey

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

- (6) 17/01066/FUL - Demolition of dwelling and construction of replacement dwelling and change of use of agricultural land to domestic garden at Ashwood, Danby Wiske for Mr and Mrs Aldridge

PERMISSION REFUSED because the Committee considered the proposal would be overdevelopment of the site.

The decision was contrary to the recommendation of the Executive Director.

(The applicant's agent, Andrew Cunningham, spoke in support of the application).

(Geoff Solomon spoke on behalf of Danby Wiske Parish Council objecting to the application.)

(Ian Pattinson spoke objecting to the application.)

- (7) 17/01427/FUL - Demolition of existing buildings and replace with 2 pairs of semi-detached dormer bungalows with car parking and landscaping at HDC Depot, Stillington Road, Easingwold for CFK Developments (Easingwold) Ltd

PERMISSION GRANTED

(The applicant, Phillip Atkinson, spoke in support of the application.)

- (8) 17/01521/FUL - Construction of one detached dwelling with integral garage at Land adjacent to Cat and Bagpipes, East Harlsey for TSJ Dev Ltd

PERMISSION GRANTED

- (9) 17/01624/FUL - Construction of a detached dwelling and detached double garage with storage space above at Rear of Swaledale Court, Morton on Swale for Mr Simon Clayton

PERMISSION GRANTED

(The applicant, Simon Clayton, spoke in support of the application.)

(Ian Place spoke objecting to the application.)

- (10) 16/02168/FUL - Proposed development to form two additional dwellings by conversion, alterations and extensions to the existing buildings including construction of hard-standings and three garages at Crow Tree Farm, Yafforth Road, Romanby for Mr and Mrs Craven

DEFER for further information and a site visit.

(The applicant, Brian Craven, spoke in support of the application.)

- (11) 17/00305/OUT - Outline application for 5 dwellings with all matters reserved at Springwell Nurseries, Stainton Road, Seamer for Mr and Mrs Cook

PERMISSION GRANTED because the Committee felt that the proposal would relate well to adjacent sites, support local services and allow environmental improvements to be secured

The decision was contrary to the recommendation of the Executive Director.

(The applicant's agent, James Cook, spoke in support of the application).

(Janet Bainbridge spoke on behalf of Seamer Parish Council objecting to the application.)

- (12) 17/01871/FUL - Replacement dwelling at 5 Stainton Road, Seamer for Mr and Mrs Andrew and Allison Routledge

PERMISSION GRANTED

(The applicant, Andrew Routledge, spoke in support of the application.)

- (13) 17/01776/FUL - Extension and alterations to dwelling for at Stack House Farmhouse, Stack House Farm, Shipton by Beningbrough Mr Richard Byfield

DEFER for site visit.

(The applicant, Richard Byfield, spoke in support of the application.)

- (14) 17/00784/FUL - Demolition of outbuilding and construction of two storey building to provide 7 bed/breakfast units and 3 timber holiday cabins at Duke of Wellington, Welbury for Levendale Properties Ltd

PERMISSION REFUSED because the Committee had concerns about the adequacy of the access, inadequate parking provision, adverse impact on neighbour amenity, adverse impact on character of the area, and potential loss of amenity from the use of nearby farm buildings.

The decision was contrary to the recommendation of the Executive Director.

(The applicant's agent, Fahim Farooqui, spoke in support of the application).

(James Robson spoke on behalf of Welbury Parish Council objecting to the application.)

(Julie Armstrong spoke objecting to the application.)

The meeting closed at 5.30 pm

Chairman of the Committee