

Minutes of the meeting of the PLANNING  
COMMITTEE held at 1.30 pm on Thursday, 3rd  
April, 2014 at Council Chamber, Civic Centre,  
Stone Cross, Northallerton

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Present

Councillor Mrs B S Fortune (in the Chair)

Councillor	D E Adamson	Councillor	K G Hardisty
	P Bardon		C Rooke
	D M Blades		Mrs M Skilbeck
	J Coulson		P G Sowray
	G W Ellis		A Wake
	Mrs J A Griffiths		A W Wood

Also in Attendance

Councillor	B Phillips	Councillor	M S Robson
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Apologies for absence were received from Councillors D A Webster, S P Dickins and M J Prest

P.27 **MINUTES**

**THE DECISION:**

That the minutes of the meeting of the Committee held on 6 March 2014 (P.25 – P.26), previously circulated, be signed as a correct record.

P.28 **ENFORCEMENT MATTERS - BAGBY AIRFIELD**

White Horse

**The subject of the decision:**

The Director of Corporate Services and the Director of Housing and Planning Services asked the Committee to consider the enforcement position at Bagby Airfield near Thirsk and the position with a current legal challenge. It followed a report in September 2012 which was a response to an investigation by the Local Government Ombudsman and a finding of maladministration against the Council.

Since then the Council had taken further enforcement action which was the subject of an appeal in 2013. The Inspector had now reported.

**Alternative options considered:**

None.

**The reasons for the decision:**

To resolve the issues regarding Bagby Airfield.

**THE DECISION:**

That:-

- (1) the decision to defend the legal challenge be endorsed; and
- (2) a report on further Council actions be brought back to Committee when the position with the fixed jet fuelling facility is resolved.

(Councillor C Augur of Bagby Parish Council and Councillor R Linton of Thirkleby Parish Council, spoke objecting to the deferral of a report on further enforcement action.)

(Mr M Scott spoke on behalf of Bagby Airfield.)

P.29 **PLANNING APPLICATIONS**

The Committee considered reports of the Director of Housing and Planning Services 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 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, 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 Director of Housing and Planning Services, unless shown otherwise:-

- (1) 13/02631/FUL - Construction of an agricultural livestock building as amended by plans received by Hambleton District Council on 5 March 2014 at Land South East of The Grange and West of Mount Pleasant Farm, Balk, North Yorkshire for Mr J A Swiers.

PERMISSION GRANTED subject to a condition ensuring that vehicles do not have to stop in the highway when accessing the site.

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

(Mrs S Anderson spoke objecting to the application.)

- (2) 14/00230/OUT - Outline application for an extension to existing business park for B1, B2 and B8 uses at Land Off Mount Pleasant Way, Stokesley, North Yorkshire TS9 5NZ for Armstrong Richardson.

PERMISSION GRANTED subject to additional conditions to ensure access to adjoining land, limiting hours of operation, odour control, to require external lighting details and to confirm footpath details and to the satisfactory prior completion of a Deed of Variation to the planning obligation under S106 of the Town and Country Planning Act 1990 (as amended), which was completed in respect of application 08/02840/OUT to secure a suitable contribution towards improved footpath and cycle links to Stokesley and Great Ayton.

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

- (3) 14/00009/FUL - Construction of an agricultural worker's dwelling at Embleton Farm, Garbutts Lane, Hutton Rudby, North Yorkshire for Mr & Mrs W S Cunningham and Mr & Mrs D Bell.

PERMISSION REFUSED as the application failed to demonstrate that the proposed dwelling was essential for agricultural purposes, contrary to the NPPF and Local Development Framework Policies CP1, CP2 and CP4.

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

- (4) 14/00134/FUL - Revised application for a change of use of agricultural land to a caravan site for 15 touring caravans, including four seasonal pitches, construction of an amenity building and improvement works to existing vehicular access at Stonebridge Trout Lake, Little Fencote, North Yorkshire DL7 0RL for Mrs Jane Whiting.

PERMISSION GRANTED

The decision was contrary to the recommendation of the Director of Housing and Planning Services because the Committee was satisfied that the proposal would not adversely affect highway safety or movements.

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

- (5a) 14/00285/FUL - Demolition of the Old Police Cells and construction of a building to form a dance studio as amended by plans received by Hambleton District Council on 25 March 2014 at Rear of 2 Westgate, Thirsk, North Yorkshire YO7 1QS for Butterfly School of Dance.

PERMISSION GRANTED

- (5b) 14/00531/LBC - Listed Building Consent for the demolition of the Old Police Cells and construction of a building to form a dance studio as amended by plans received by Hambleton District Council on 25 March 2014 at Rear of 2 Westgate, Thirsk, North Yorkshire YO7 1QS for Butterfly School of Dance.

LIST BUILDING CONSENT GRANTED

(The applicant's agent, Mr P Walkland, spoke in support of the applications.)

(Mrs May spoke objecting to the applications.)

Disclosure of Interest

Councillor P Bardon disclosed a pecuniary interest as owner of a neighbouring property and left the meeting during discussion and voting on this item.

- (6) 13/01252/FUL - Alterations to existing garden centre to form cafe and store, formation of outside sales area and change of use of agricultural land to form part of garden centre as per amended plans received by Hambleton District Council on 6 February 2014 at Strikes Garden Centre, Strikes Roundabout, Stokesley, North Yorkshire for William Strike Ltd.

PERMISSION GRANTED subject to an additional condition relating to external materials.

- (7) 13/01505/FUL - Construction of a dwelling as amended by plans and details received by Hambleton District Council on 11 February 2014 and 20 March 2014 at Poppy Meadow, Sykes Lane, Tollerton, North Yorkshire for Mr W Rylance.

PERMISSION GRANTED subject to a condition requiring the removal of the existing barn following occupation of the new dwelling.

The meeting closed at 3.50 pm

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Chairman of the Committee