

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 6th February, 2020 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

Councillor	M A Barningham	Councillor	J Noone
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	B Griffiths		D Watkins
	K G Hardisty		D A Webster

An apology for absence was received from Councillor B Phillips for the morning session

P.22 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 9 January 2020 (P.20 - P.21), previously circulated, be signed as a correct record.

P.23 Planning Applications

The Committee considered reports of the Deputy Chief Executive 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 Deputy Chief Executive had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Deputy Chief Executive 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 Deputy Chief Executive, unless shown otherwise:-

- (1) 15/01083/DCN06 - Application for the discharge of condition 43 (Bridge details) for previously approved application 15/01083/HYB at North Northallerton (Link Road and Bridge, Northallerton) for Taylor Wimpey

That condition 43 attached to 15/01083/HYB is discharged

- (2) 19/01854/REM - Application for approval of all reserved matters considering access, appearance, landscaping, layout and scale to previously approved application 15/01083/HYB and associated with the construction of 226 residential dwellings on Persimmon and Taylor Wimpey phase 2 and an environmental statement was included as part of the outline application at Phase 2 (Taylor Wimpey), Darlington Road, Northallerton for Taylor Wimpey North Yorkshire

Permission Granted

- (3) 19/01530/REM - Application for approval of reserved matters with access, appearance, landscaping, layout and scale to be considered relating to planning application 15/01083/HYB and associated with the construction of 246 residential dwellings on Persimmon Homes' second phase at Phase 2 (Persimmon Homes), Darlington Road, Northallerton for Persimmon Homes

Permission Granted

(The applicant's agent, Ben Stephenson, spoke in support of the application.)

Note: The meeting was adjourned at 11.47am and reconvened at 1.30pm

Note: Councillor B Phillips was in attendance from 1.30pm

- (4) 19/01840/FUL - Proposed conversion of an existing agricultural building to one residential dwelling at Wellfield Farm, Whenby for Marshall Properties Projects Ltd

Permission Refused

(The applicant, David Barlow, spoke in support of the application.)

- (5) 19/02068/OUT - Application for outline planning permission with access and scale to be considered (all other matters reserved) for a residential scheme of five dwellings at OS Field 3100, Stokesley Road, Hutton Rudby for Twentydales Limited

Permission Granted subject to a variation to Condition 3 imposing a stipulation that plots 1 and 2, as shown on the indicative plan, shall be bungalows and that any future reserved matters application is brought before Planning Committee for consideration.

(The applicant and agent, Steve Hesmondhalgh, spoke in support of the application.)

(Allan Mortimer spoke on behalf of Rudby Parish Council objecting to the application.)

(Michael Fenwick spoke objecting to the application.)

- (6) 19/02207/MRC - Application for the removal or variation of condition 4 to approved application 05/02150/FUL at Field View Bungalow, Main Street, Shipton by Beningbrough for Miss E Ellis

Permission Granted subject to an additional condition stipulating that the dwellings shall provide no more than one bedroom to meet the nationally described space standards.

- (7) 19/02287/OUT - Outline planning application with all matters reserved for the creation of five residential development plots at Springwell Nurseries, Stainton Road, Seamer for Mr and Mrs Cook

Defer to enable further discussions in respect of the details of the scheme.

- (8) 19/01924/FUL - Conversion and extension of existing bungalow to form 2no. 3-Bed dormer bungalows at Broadlea, Street Lane, Pickhill for Mrs A Cunningham

Permission Granted as the Committee considered there to be no harm as a consequence of the development.

The decision was contrary to the recommendation of the Deputy Chief Executive.

- (9) 19/01064/FUL - Change of use of existing vacant building to A1 use and associated parking at Unit 14 Terry Dicken Industrial Estate Station Road Stokesley for Mr Matthew Evershed (Acad Trading Ltd)

Permission Granted as the Committee considered the development acceptable due to the small scale and specialist nature of the retail activity, subject to conditions restricting the use to the applicant and limiting the opening hours to those set out in the application form.

The decision was contrary to the recommendation of the Deputy Chief Executive.

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

- (10) 19/02302/FUL - Construction of new 3 bed dwelling house, alterations to existing driveway and landscaping at Broughton Grange Farm, High Street, Great Broughton for Mr Mark Noble

Permission Refused

(The applicant, Mark Noble, spoke in support of the application.)

Note: The meeting was adjourned at 3.15pm and reconvened at 3.27pm.

- (11) 19/02298/FUL - Internal alterations to subdivide existing dwelling to create two dwellings and retrospective change of use of agricultural land to form domestic gardens at Pilly Hall Farm, Easby for Mr and Mrs Cutler

Permission Granted

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

- (12) 19/02706/OUT - Outline application for the construction of 3 dwellings (all matters reserved) at Land to the south of Hall Garth, Carthorpe for Mr and Mrs Trehitt

Defer to allow discussions regarding amendments to the scheme.

- (13) 19/02630/FUL - New dwelling and extension of domestic curtilage at Carlton House, Sandhutton Lane, Carlton Miniott for Mr B Mellor

Permission Granted

- (14) 19/00052/FUL - Demolition of existing agricultural building and construction of three residential dwellings at Burrill Manor Farm, Cowling Road, Burrill for Strutt & Parker

Permission Granted

- (15) 19/02395/FUL - Application for construction of two 3 bedroomed bungalows with detached garages at West View, Bagby Lane, Bagby for Mr Kendall - Kendall Homes Ltd

Permission Granted

(The applicant's agent, Paul Walkland, spoke in support of the application.)

The meeting closed at 4.02 pm

Chairman of the Committee