

Minutes of the meeting of the Planning
Committee held at 10.30 am on Thursday,
26th August, 2021 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	B Phillips
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	B Griffiths		A Wake
	J Noone		D A Webster

Also in Attendance

Councillor	D Hugill	Councillor	Mrs I Sanderson
	M S Robson		S Watson

An apology for absence was received from Councillor K G Hardisty

P.11 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 29 July 2021 (P.9 - P.10), previously circulated, be signed as a correct record.

P.12 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) 21/01679/LBC - Proposed internal fit out works to create a first-floor fitness suite. Works to include glazed partitions and doors at first floor and enclosure of the central stair at ground floor, inclusion of CCTV unit on the north elevation at 11 Treadmills, Crosby Road, Northallerton for Wykeland Group

Permission Granted subject to a condition restricting the colour of the CCTV camera casing.

Note: Councillor Mrs I Sanderson arrived at the meeting at 10.37am.

Councillor M S Robson arrived at the meeting at 11.40am.

- (2) 20/02689/HYB - Hybrid Planning Application comprising:
 - 1) Full planning permission is sought for the demolition of the existing farmhouse and buildings and construction of a commercial development comprising of 21,000sq ft (1951 sq.m) of trade counter space (B8), a 3,777sq ft (351 sq.m) drive thru (E b) and sui generis and associated infrastructure comprising of carparking, landscaping, drainage and construction of an access road (Phase A1) from the Darlington Road to cross enable Phase 1B and 2.
 - 2) Outline Planning Permission is sought for Phases 1B and 2 for the erection of the following: A four pump petrol station with up to 5,000sq ft (465 sq.m) of retail space (Sui generis and ancillary E a). A drive thru of up to 1,800sq ft (167 sq.m) (E b) and sui generis. Office units of up to 15,000sq ft (1395 sq.m) E g. Industrial units of up to 190,000 sq ft (18,116 sq m) B2 at Land South East of Moor Close for Beckwith Knowle Developments Ltd

Defer to obtain additional information in relation to the timetable of infrastructure delivery (including utilities), safety measures in respect of the balancing pond, highways requirements, expected job creation on employment land and bat protection measures.

(The applicant's agent, Emma Winter, spoke in support of the application.)

(Chris Creighton on behalf of Eshton Castle Vale Ltd spoke objecting to the application.)

Note: Councillors M S Robson and Mrs I Sanderson left the meeting at 12.01pm.

The meeting adjourned at 12.01pm and reconvened at 1.30pm.

Councillors D Hugill and S Watson arrived at the meeting at 1.30pm

- (3) 21/01111/OUT - Outline application for residential development of 5 dwellings with some matters reserved (considering access from Northallerton Road) at Land South West of Smeaton East Farm, East of A167 Great Smeaton for D G Hall, A H Hall, N C Hall and Richard Roberts Ltd

Permission Granted subject to reserved matters being brought back to the Planning Committee for determination; a condition securing site levels; and a condition worded as follows "Prior to the commencement of the development, hereby approved, a Construction Ecological Management Plan and a Landscape Ecological Management Plan shall be submitted."

(The applicant's agent, Becky Lomas, spoke in support of the application.)

(Andrew Marriott spoke objecting to the application.)

- (4) 21/01397/FUL - Change of use of agricultural land to domestic use and construction of an ancillary building with associated external facilities at Kirby Sigston Manor, Chester Lane, Kirby Sigston, Northallerton, DL6 3RD for C/o agent, Mr Christopher Hodges

Permission Granted subject to an additional condition as follows:
Condition 12: "Prior to the construction of the external walls of the development detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form."

The reason for the condition was in the interests of the visual amenity of the area in accordance with LDF policies CP16 and DP30.

Note: Councillors D Hugill and S Watson left the meeting at 2.37pm.

- (5) 21/00898/FUL - Installation of solar panels to South west facing garage roof at The Rosary, Whinwath Lane, Kirklington for Mr C Les

Permission Granted subject to officers obtaining expert safety advice in relation to the design and height of the railings.

- (6) 20/02910/FUL - Full planning application for construction 2no. detached bungalows at Land Rear of Nova, The Green, Raskelf for Mr Jamie Pyper

Permission Refused. The Committee refused the application for the following reasons: that the proposal would constitute back land development and over development of the site; the proposed access is contrived; and there would be a detrimental impact on the public right of way. The proposal is also contrary to criterion 3 and 4 of the Interim Policy Guidance relating to the impact on the natural and built environment and impact on the open character and appearance of the surrounding countryside.

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

(The applicant's agent, Jamie Pyper, spoke in support of the application.)

(Mr Chapman spoke objecting to the application.)

Note: The meeting was adjourned at 3.09pm and reconvened at 3.16pm

- (7) 21/00078/MRC - Application for variation of condition 4 (caravan numbers - to increase the caravan numbers from 2 to 5) to application 16/00522/FUL for change of use of land to a private gypsy site and new access and the siting of a caravan and tourer (granted on appeal reference APP/G2713/W/16/3165207) at Oakwood Farm, Tame Bridge, Stokesley for Mr Adams

Permission Granted subject to the addition of a drainage condition and a requirement of the landscaping condition to include indigenous species of trees, shrubs and hedgerow.

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

Note: Councillor M A Barningham left the meeting at 3.44pm.

- (8) 21/01459/OUT - Outline application (with some matters reserved) for residential development to create 2no building plots at Church View Yafforth for Mrs J Walker and Mrs H Tomkins

Permission Refused. The Committee refused the application for the following reasons: that the proposed development would constitute over development; the proposed access would have a detrimental impact on the use of the Church as a place of worship and other community uses; and the application would have an adverse impact on the heritage setting of the Church and the Old Hall.

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

(Christopher Riley spoke on behalf of Yafforth Village Meeting objecting to the application.)

(Andrew Pybus spoke objecting to the application.)

- (9) 20/02752/FUL - Construction of 4no. dwellings and associated works at Land and buildings South of Pond View, Tennis Court Lane, Tollerton for Ambleside Homes

Permission Refused. The Committee refused the application for the following reasons: highway safety concerns relating to the width of the lane accessing the site and the lack of footpath.

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

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

Note: Councillor A Robinson left the meeting at 4.45pm.

The meeting adjourned at 4.45pm and reconvened at 4.52pm.

- (10) 20/02742/FUL - Replacement Agricultural Building at land to East of Old Mill House, Alne Road, Tollerton for Mr Richard Bullen

Permission Granted

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

The meeting closed at 5.22 pm

Chairman of the Committee