Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 10th February, 2022 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		A Wake
	B Griffiths		D A Webster
	J Noone		

Also in Attendance

Councillor P R Thompson

Apologies for absence were received from Councillors K G Hardisty and M G Taylor

P.23 **Minutes**

The Decision:

That the minutes of the meeting of the Committee held on 13 January 2022 (P.21- P.22), previously circulated, be signed as a correct record.

P.24 **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) 21/02710/MRC - Variation to condition Two and Three of 21/00446/FUL - Construction of a single storey extension to existing farm and caravan park office (circa 48 sq m) to provide fully accessible entrance lobby, reception and cafe area, disabled parking and cycle shelter at Home Farm, Monk Green, Alne for Mr and Mrs John and Rachel Price and Mrs Ann Whiteley

Defer to seek an amendment to the application. The Committee had concerns that the proposed red coloured metal standing seem material would not be suitable for both the wall and the roof. The Committee noted that they originally approved pantile roof was more in keeping with the character of the area.

(The applicant, Mr John Price, spoke in support of the application.)

(2) 21/02087/FUL - Retrospective siting of fuel pump and fuel bund at The Airfield, Bagby for Mr M Scott

Permission Refused with an additional reason for refusal that the applicant has failed to provide sufficient information to enable the Local Planning Authority to fully assess the application.

(The applicant's agent, Stuart Natkus, spoke in support of the application.)

(3) 21/01709/FUL - Retrospective application for hardstanding, associated drainage, door and walkway to Hangar C1 and proposed lean-to for office to Hangar B at The Airfield, Bagby for Mr M Scott

Permission Granted subject to an additional condition that within one month of the date of this decision, the drainage detail associated with the hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage detail shall be installed and retained in perpetuity as approved by the Local Planning Authority.

(The applicant's agent, Stuart Natkus, spoke in support of the application.)

Note: The meeting adjourned at 11.10am and reconvened at 11.18am.

(4) 21/01243/FUL - Retrospective and proposed concrete alterations to existing runway, reinforced geotextile matting to runway and earthworks to facilitate drainage at The Airfield, Bagby for Mr M Scott

Permission Refused

(The applicant's agent, Stuart Natkus, spoke in support of the application.)

(5) 21/02076/OUT - Revised application for outline planning permission with some matters reserved (considering access, appearance, layout and scale) for the construction of 2no bungalows at OS Field 9348 Back Lane, Great Broughton for Mr P Cooper

Permission Refused

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

(David Ashton spoke on behalf of Great and Little Broughton Parish Council objecting to the application.)

Note: The meeting was adjourned at 11.52am and reconvened at 1.30pm

(6) 22/00037/REM - Revised application for reserved matters for previously approved application 20/02373/OUT: (a) the layout, scale and appearance of each building, including a schedule of external materials to be used; (b) the means of access to the site; (c) the landscaping of the site at The Old Forge, Exelby for Mr and Mrs Lenton

Permission Granted

(The applicant, Mrs Jennifer Lenton, spoke in support of the application.)

(7) 21/01877/MRC - Application for variation of condition 2 (approved plans to allow for the inclusion of 5no bungalows to the East boundary and affordable provision for the site to be reduced to 30% - new plans submitted for planning layout, footpath locations, boundary treatment drawings, materials layout, street scenes and typical sections) following grant of planning permission ref: 16/02756/REM for Reserved matters submission for details of layout, scale, appearance and landscaping for residential development of 225 dwellings as per amended plans received by Hambleton District Council on 15th May 2017 at Land to The North and West of Woodlands Walk, Tanton Road, Stokesley for Tilia Homes

Defer to allow the application to be considered alongside a linked application.

(The applicant's agent, Josh Hellawell, and Mr Housam, spoke in support of the application).

(Mike Cannavan spoke on behalf of Stokesley Town Council objecting to the application.)

(Mr Tweddle and Mr Chris Johnson spoke objecting to the application.)

(8) 22/00143/MRC – Application for variation of condition 10 (affordable housing) following grant of appeal APP/G2713/A/14/2223624 of 14/00337/OUT. Where reference is made to 50% affordable housing delivery this requires amending to 30% at Land to The North and West of Woodlands Walk, Tanton Road, Stokesley for Tilia Homes

Defer to allow the Local Planning Authority to obtain an independent assessment of the applicant's viability appraisal and to allow for further information to be obtained in relation to the implications resulting from the change of ownership of the site.

(The applicant's agent, Josh Hellawell, and Mr Housam, spoke in support of the application.)

(Mike Cannavan spoke on behalf of Stokesley Town Council objecting to the application.)

(Mr Chris Johnson spoke objecting to the application.)

Note: Councillor Robinson left the meeting at 3.46pm.

The meeting was adjourned at 3.46pm and reconvened at 3.56pm.

(9) 20/02448/FUL - Erection of a detached dwelling, extension to and alteration of existing outbuilding at Land adjacent Old Manor House, Scruton for Mr and Mrs Exelby

Defer to allow the applicant an opportunity to address concerns raised regarding the proposed design and materials.

(The applicant's agent, David Boulton, spoke in support of the application).

(10) 21/02650/FUL – Change of use from residential unit, occupied in connection with the main house (Low Sober Farm) as housekeeper accommodation, to unrestricted residential unit for general residential occupation, including side extension and external alterations to layout of domestic curtilage and erection of boundary fences, (part retrospective) at Housekeepers Annexe, Low Sober Farm, Warlaby for Mr Tim Wilson

Permission Granted

(11) 21/01452/OUT - Application for outline planning permission with all matters reserved for the construction of 5no dwellings at OS Field 4442 west of Easingwold Road, Huby for Mr P and Mrs C Richardson

The application was considered but the proposal to grant was not carried.

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

Note: Councillor P R Thompson arrived at the meeting at 4.50pm

(12) 21/01031/FUL - Proposed holiday chalet development of thirteen at Newby Farm, Newby for Mr Paul Armstrong

Permission Refused

The Committee found that the proposed development would have a harmful impact on the character of the landscape, that the site is in an unsustainable tourism location and the Committee had significant highway safety concerns.

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

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

(Lynne Cullen spoke on behalf of Newby Parish Council objecting to the application.)

(Stuart Cullen spoke objecting to the application.)

Note: Councillor B Griffiths left the meeting at 5.10pm.

(13) 21/01302/FUL - Development of 12 affordable dwellings at OS Field 5532 Hambleton View Tollerton for Johnson Mowat

Permission Granted

(The applicant's agent, Gen Kenington, spoke in support of the application.)

(14) 21/01303/FUL - Development of 5 bungalows at OS Field 5532 Hambleton View Tollerton for Johnson Mowat

Permission Granted subject to a requirement that the proposed development is linked to the development of the associated affordable housing exception site 21/01302/FUL.

(The applicant's agent, Gen Kenington, spoke in support of the application.)

(15) 21/00641/FUL - Application for the construction of a new agricultural building to provide storage for straw and machinery and to house livestock at Wellington Farm, Ingleby Arncliffe, DL6 3JX for Mr A Dickins

Permission Granted subject to an additional condition as follows: Prior to the occupation of the development hereby approved a management plan shall be submitted in writing to and approved by the Local Planning Authority. The management plan shall deal with matters including but not limited to noise, odour and flies, resulting from the development hereby approved. The plan shall also provide a mechanism for complaint resolution with regard to residential amenity. The development shall be occupied in accordance with the approved management plan or any amended plan as agreed by the Local Planning Authority.

The meeting closed at 6.05 pm

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Chairman of the Committee