

Minutes of the meeting of the Planning
Committee held at 10.00 am on Thursday,
12th May, 2022 in the Yorkshire Suite,
Golden Lion Hotel, 114 High Street,
Northallerton DL7 8PP

Present

Councillor J Noone (in the Chair)

Councillor	Mrs B S Fortune	Councillor	M G Taylor
	B Griffiths		A Wake
	K G Hardisty		D A Webster
	B Phillips		

Apologies for absence were received from Councillors P Bardon,
M A Barningham, D B Elders and A Robinson

P.29 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 7 April 2022 (P.27 - P.28), previously circulated, be signed as a correct record.

P.30 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) 22/00303/FUL - Construction of a residential development comprising 14no dwellings at Land off Calvert Way, Bedale for Arncliffe Homes Ltd

Permission Granted subject to an additional condition to remove permitted development rights for extensions (including roof alterations) to houses within the development and a further condition to require an approved scheme for the boundary treatment to ensure the continued maintenance of the existing hedge along the boundary of 14 and 16 Pinewood Grove.

(The applicant's agent, Alistair Flatman, spoke in support of the application).

- (2) 21/00730/FUL - Change of use and extension of existing agricultural building and land to mixed agricultural and commercial use at Skate Beck Farm Great Busby for Mrs R Stevenson

Defer to obtain further information on potential noise impact, storage arrangements, the flood risk assessment and a sequential assessment of alternative sites in the area.

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

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

- (3) 21/01775/OUT - Application for outline planning permission with some matters reserved (considering access) for the construction of two dwellings with domestic garages for both plots (amended drainage details received 01.02.22) at Land to the south of The Acorns, West of Bell Lane, Huby for Mr & Mrs Shorrocks

Permission Refused

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

- (4) 21/03048/OUT - Outline application with access, layout and scale considered (appearance and landscaping reserved) for 4 dwellings at Helderleigh, Easingwold Road, Huby for Period Pine Doors

Defer to consider an alternative layout to mitigate impact of neighbouring stables.

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

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

Note: The meeting adjourned at 11.45am and reconvened at 1.30pm.

- (5) 20/02448/FUL - Erection of a detached dwelling, extension to and alteration of existing outbuilding amended plans received at Land adjacent Old Manor House, Scruton for Mr and Mrs Exelby

Permission Granted subject to a small amendment to condition 3 to include clarification regarding roof and wall materials and an additional condition limiting height of boundary fence adjacent to Public Right of Way to 1m

(The applicant, Fiona Bage, spoke in support of the application.)

- (6) 22/00321/FUL - Application for the erection of a steel framed building for use as a light industrial workshop, utilising existing access at Field House Equestrian, Field House, Ham Hall Lane, Scruton for R Wright

Defer to to consider the noise assessment in the context of other buildings; the access and provision of passing places; clarification of the business case for the development, linkage between the two businesses and how this potentially could be secured, the potential to use existing vacant buildings on the site and if retained as a new building, consideration of moving the building away from neighbours and drainage arrangements.

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

(Nikki Cooper, on behalf of the applicant, spoke in support of the application.)

(Andrew Wright spoke objecting to the application.)

- (7) 21/02972/MRC - Variation of conditions attached to Application Reference Number: 14/01130/FUL-Construction of a (Use Class D1) day care, education, training and (Use Class C2) respite facilities for adults with learning and other difficulties at Depot, Skutterskelfe, Yarm for Noble Charitable Trust

Permission Granted subject to an amendment to Condition 7 to exclude other F1 uses, other than day care, education and training and additional condition to control external lighting.

(Sue Jones, on behalf of the applicant, spoke in support of the application.)

(Spencer Tate, spoke on behalf of Parish Council, objecting to the application.)

- (8) 22/00686/REM - Application for approval of reserved matters (considering appearance, landscaping, layout and scale) following outline approval 18/00952/OUT For Outline planning application with details of access (all other matters reserved) for five detached dwellings with associated infrastructure, a car park and a Primary School sports field. (The car park and playing field referred to in the outline approval have been approved under application 19/00833/FUL) at Land to the North of South Kilvington Church Of England VC Primary School, Stockton Road, South Kilvington for Mr Andrew Swales

Permission Granted subject to an amendments to conditions 2 and 6 with regard to tree protection fencing and the requirement to implement and maintain a scheme to achieve a biodiversity net gain.

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

- (9) 22/00007/TPO2 - Placing of a Tree Preservation Order 2022 No 7 on Pear trees at Land Northwest of Rose Cottage and Woodman Cottage, Thrintoft for a member of the public

The Tree Preservation Order is to be confirmed.

The meeting closed at 3.35 pm

Chairman of the Committee