

Minutes of the meeting of the Planning
Committee held at 1.30 pm on Thursday,
13th January, 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	J Noone
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	B Griffiths		A Wake
	K G Hardisty		D A Webster

Also in Attendance

Councillor	D Hugill	Councillor	S Watson
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An apology for absence was received from Councillor B Phillips

P.21 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 16 December 2021 (P.19 - P.20), previously circulated, be signed as a correct record.

P.22 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) 21/01932/FUL - Construction of a single storey room-in-the-roof dwelling with detached double garage and creation of field access as amended by plans received by Hambleton District Council on 1st November 2021 for Mr and Mrs S Smith c/o K. Davison at 69 Leeming Lane, Leeming Bar

Permission Granted subject to delegation to officers to seek an amendment to the scheme to remove the new field access from the proposal on the basis that the proposed new access causes highway safety concerns due to its proximity to the bend on the road, the gradient of the highway and the speed of traffic travelling.

(Mrs Gill spoke objecting to the application.)

- (2) 21/02080/FUL - Construction of 1no dwellinghouse for Mr M Morrison at Land North West of Seven House, & Part OS Field 0051, Long Lane, Hornby

Permission Granted subject to conditions to include a landscaping condition requiring the replacement of an existing tree with a heavy standard tree.

The Committee was satisfied that the proposed development would not be harmful to the character and form of the settlement and meets the requirements of Policy DP30, DP32 and the Interim Policy Guidance.

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

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

(Guy Newman spoke on behalf of Hornby Parish Council supporting the application.)

Note: Councillor S Watson left the meeting at 2.23pm.

- (3) 20/01189/FUL - Demolition of former Primary School and residential development comprising 18 dwellings with associated landscaping for Beyond Housing at Ingleby Arncliffe Church of England VC Primary School Ingleby Arncliffe

Permission Granted subject to additional conditions requiring schemes to be submitted for a sustainable drainage system and electric vehicle charging points. In addition, officers are to review and amend the condition relating to boundary treatments to satisfy the comments made by North Yorkshire Police regarding crime prevention.

(Councillor Hazel Warhurst spoke on behalf of Ingleby Arncliffe Parish Council supporting the application.)

Note: Councillor D Hugill left the meeting at 2.47pm.

- (4) 21/01348/FUL - Part retrospective permission for dust extraction installation and associated noise mitigation works for Mr C Nicholson at Burdon Limited, Station Yard, Station Road, Stokesley

Permission Granted subject to the deletion of condition 2 and its replacement with appropriate conditions relating to the provision and retention of the acoustic enclosure including the painting thereof and restrictions on the use of the access door to the enclosure; and, amendments to conditions 3 and 5 as set out in the Committee's supplemental sheet update list.

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

(David Dryden spoke objecting to the application.)

Note: The meeting adjourned at 3.16pm and reconvened at 3.26pm.

- (5) 21/02628/OUT - Outline application (some matters reserved) for the construction of one four-bedroom dwelling with attached garage and further garage for Holly Tree Cottage for Mark and Katie Stocks at Holly Tree Cottage, North End, Raskelf

Permission Refused. The Committee found that the proposed development would constitute over development, that the proposal fails to respect the built form and character of the settlement, the proposed access is contrived and that the size of the proposed dwelling would be harmful.

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

(The applicant's agent, Jim Burns, spoke in support of the application.)

(David Lee spoke objecting to the application.)

- (6) 21/02688/ADV - Application for advertisement consent for 3 fascia signage of aluminium letters backlit with LED 'halo' illumination for Central Northallerton Development Company Ltd. At campus @ Northallerton, Tenement House, 4 Treadmills, Crosby Road, Northallerton

Permission Granted

- (7) 21/02824/LBC - Listed building consent for 3 fascia signage of aluminium letters backlit with LED 'halo' illumination for Central Northallerton Development Company Ltd. at Campus @ Northallerton, Tenement House, 4 Treadmills, Crosby Road, Northallerton.

Permission Granted

- (8) 21/01181/FUL - Construction of dwelling, double garage, new access and change of use of paddock to domestic use and alterations to the elevations of the existing property as amended by plans received 29th September 2021 for Mr Anderson at Aldorian Main Street Sessay

Permission Refused. The Committee found that the proposed application was of a contrived design and would constitute over development and cramming on the site. In addition, the Committee found that the proposal would result in an excessive reduction of amenity space for Aldorian as well as the loss of its existing south facing orientation.

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

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

The meeting closed at 4.18 pm

Chairman of the Committee