

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 7th July, 2022 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

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Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor	P A James	Councillor	S Watson
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An apology for absence was received from Councillor A Robinson

**P.5 Minutes**

**The Decision:**

That the minutes of the meeting of the Committee held on 9 June 2022 (P.3 - P.4), previously circulated, be signed as a correct record.

**P.6 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) 20/02882/OUT - Outline planning application with access considered for the development of up to 88 dwellings on land at Blind Lane, Aiskew at Store at Old Hatchery, Blind Lane, Aiskew for Blind Lane Land Limited

Permission refused. The Committee was not satisfied that the highways adoption and maintenance of Bluebell Way could be achieved to protect the residents of the proposed development. The Committee had similar concerns regarding the ability to secure the adoption of street lighting and surface water drainage at Bluebell Way and Sycamore Avenue. The Committee also had significant concerns over the suitability of the width and gradient of the Blind Lane Crossing. In addition, the Committee had concerns regarding the existence of a muck heap within the application site and its impact on the proposed development.

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

(James Proctor spoke on behalf of Aiskew and Leeming Bar Parish Council objecting to the application.)

(Mark Sampson spoke objecting to the application.)

- (2) 22/00331/OUT - Application for Outline Planning Permission with some matters reserved (considering access) for the construction of 4no dwellings at Land East Of Former Shorthorn Inn, Hornby Road, Appleton Wiske for Mr James Baker

Permission Refused. The Committee were not satisfied that the application met criteria a, c and e of Policy HG5. In particular, the Committee had concerns about the site selection having taken into account other sites within the village, that the cumulative impact of the proposed development would extend beyond incremental growth of the village and that the site would have a detrimental impact on the character and appearance of the village and would result in a loss of open

countryside that makes a significant contribution to the character and setting of that part of the village. The Committee also found that the proposed development would be contrary to the Council's Sustainable Development principles as set out in Policy.

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

(The applicant's agent, Rob Crolla, spoke in support of the application.)

(Derek Partington spoke on behalf of Appleton Wiske Parish Council objecting to the application.)

- (3) 21/02226/REM - Application for approval of all reserved matters (considering access, appearance, landscaping, layout and scale) to previously approved application 15/01083/HYB - this is associated with the construction of 62 residential dwellings for Taylor Wimpey and Persimmon Homes (Taylor Wimpey/Persimmons Phase 3) at Land to the east of Darlington Road for Taylor Wimpey

Permission Granted subject to delegation to Officers to appropriately address the issue regarding the layout and relationship of proposed dwellings to Gibraltar House and an informative in relation to the completion of estate roads in a timely manner.

Note: Councillor P James left the meeting at 11.40am.

Note: The meeting adjourned at 11.40am and reconvened at 1.30pm.

- (4) 22/00810/FUL - Revised application for Change of use of land from grazing land to create two secure dog exercise and training paddocks with car parking, boundary fencing and landscaping and tourist accommodation comprising a 12 glamping pods; siting of a caravan for office and staff facilities. Upgraded access at OS Field 4600, East Cowton for Mr Harry Gray

Permission Granted subject to additional conditions; to link the glamping pods and dog exercising and training components of the development; to restrict the use of the static caravan as a site office only; and to prohibit dogs from being left unattended.

(The applicant, Alison Gray, spoke in support of the application.)

(Lesley Taylor (speaking on behalf of a number of residents) spoke objecting to the application.)

Note: Councillor K G Hardisty arrived at the meeting at 1.55pm.

- (5) 21/01302/FUL - Development of 12 Affordable dwellings at OS Field 5532 Hambleton View Tollerton for Diarmaid Kelly

Permission Granted

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

- (6) 21/01303/FUL - Development of 5 bungalows reduced to 4 bungalows on 23 March 2022 at OS Field 5532 Hambleton View Tollerton for Diarmaid Kelly

Permission Granted

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

- (7) 21/03048/OUT - Outline application with access, layout and scale considered (appearance and landscaping reserved) for 4 dwellings as amended by drawing received 16.05.2022 at Helderleigh, Easingwold Road, Huby for Mr Moore (Period Pine Doors)

Permission Granted subject to a condition requiring the accessway from the highway to be constructed using a bound surface.

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

- (8) 22/00470/MRC - Variation of conditions attached to Application Reference Number: 18/01916/FUL - change of use of agricultural land, demolition of agricultural building for construction of one detached holiday cottage and associated domestic curtilage at Old Oak Cottages, High House Farm, Thwaites Lane, Little Thirkleby for Mr and Mrs Tattersall

Permission Granted

(The applicant's agent, Tessa Fletcher, spoke in support of the application.)

- (9) 22/00927/FUL - Construction of replacement dwelling and demolition of existing dwelling and outbuildings at High Tunstall Farm, Tunstall Lane, Nunthorpe for Mr Mark Barrett

Permission delegated to Officers to negotiate with the applicant a reduction of the site and scale of the proposed development and the provision for the re-use of bricks following the demolition

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

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

(Lynne Cullen spoke on behalf of Newby Parish Council in support of the application.)

Note: The meeting adjourned at 3.10pm and reconvened at 3.20pm.

- (10) 21/02957/FUL - Construction of 2no. replacement dwellings at Village Farm, Ellerbeck, Northallerton for Cowesby Estate Ventures

Permission Granted subject to an additional condition requiring re-use of materials.

(The applicant's agent, Tessa Fletcher, spoke in support of the application.)

- (11) 22/00526/FUL - Retrospective application for the construction of timber sleeper styled boundary fencing at Freemasons Arms, Nosterfield, Bedale for Mr Chris Kinsell

Permission delegated to officers. The Committee found that the boundary fencing causes less than substantial harm to the setting of the Listed Building but that this harm is outweighed by the public benefit of ensuring the safety of users of the outside space due to the close proximity of the main road. The Committee concluded that the fence remains in a natural wood appearance. The Committee found that the proposed pergola would cause less than substantial harm to the setting of Listed Building but that in this case there were no justified public benefits that would outweigh the harm that would be caused. The Committee is precluded from issuing a split decision and therefore the application was delegated to officers to seek the removal of the proposed pergola from the application to enable the fencing only to be approved.

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

- (12) 22/01074/REM - Reserved matters application for residential development of 5 dwellings at: Land South West of Smeaton East Farm, Great Smeaton for Mr Joe Starkie

Permission Granted

(The applicant, Joe Starkie, spoke in support of the application.)

(John Evans spoke on behalf of Great Smeaton Parish Council seeking deferral of the application.)

(Andrew Marriott spoke objecting to the application.)

Note: Councillor S Watson left the meeting at 4.35pm

- (13) 22/01347/APN - Application to determine if prior approval is required for a proposed siting of a storage tank to hold liquid fertilizer and the building of a bund at Land at Hall Farm, Warlaby for Mr Paul Phillips

Prior approval not required

**Disclosure of Interest**

Councillor B Phillips disclosed a pecuniary interest and left the meeting prior to discussion and voting on this item.

The meeting closed at 4.40 pm

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Chairman of the Committee