

Minutes of the meeting of the Planning Committee held at 1.35 pm on Thursday, 29th September, 2022 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

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

Also in Attendance

Councillor	M S Robson	Councillor	S Watson
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Apologies for absence were received from Councillors M A Barningham, B Griffiths and J Noone

P.13 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 1 September 2022 (P.9 - P.10), previously circulated, be signed as a correct record.

P.14 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) 20/02047/OUT - Application for Outline planning permission with some matters reserved (except for access) for the demolition of existing buildings and erection of up to 32 dwellings, with public open space, landscaping, and sustainable drainage system (SuDS) and vehicular access point from The Avenue at Prices Paving And Tiles Limited, The Manor House, Snape, DL8 2SZ for Prices Paving & Tile Ltd

Defer to obtain further information on drainage, highways access and eligibility for vacant building credit.

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

(John Duck spoke on behalf of Snape with Thorp Parish Council objecting to the application.)

(David Smith spoke objecting to the application.)

- (2) 20/02464/FUL - Construction of 2no detached dwellings for use as short-term holiday lets with associated parking spaces at Land to the rear of the Duke of Wellington, Welbury for Mr Stephen Watson

Permission Refused subject to an amendment to the reasons for refusal to include reference to policy EG8.

(Julie Armstrong spoke objecting to the application.)

Note: Councillor S Watson left the meeting at 2.42pm.

- (3) 22/00321/FUL - Application for the erection of a steel framed building for use as a light industrial workshop, utilising existing access as amended by plans received by Hambleton District Council on 24 May 2022 at Field House Equestrian, Field House, Hamhall Lane, Scruton for R Wright

Permission Granted subject to an additional condition to remove Permitted Development Rights.

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

(Sarah Wright spoke objecting to the application.)

- (4) 21/02458/FUL - Change of use of an agricultural building to a dwelling and associated works, including demolition of single-storey outbuildings at Agricultural Building, Land Adjacent to Rawcliffe, Cooper Lane, Potto for Mr and Mrs R Hill

Permission Granted subject to a condition in relation to boundary treatment.

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

(Catherine Young spoke objecting to the application.)

Note: The meeting was adjourned at 3.36pm and reconvened at 3.47pm

- (5) 21/02482/FUL - Construction of 19 dwellings and associated highway works (amended details received 22.08.22 and 23.08.22) at Land rear of The Manor House, Main Street, Linton On Ouse for Mulberry Homes Yorkshire

Defer with delegation to officers to grant permission subject to outstanding matters relating to biodiversity net gain, drainage, noise implication of the proposed pumping station and acoustic fencing being addressed.

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

- (6) 22/00509/MRC - Removal or variation of condition 4 from previously approved application 16/01716/FUL - Change of use of agricultural land and the construction of a replacement dwellinghouse with associated parking and landscaping at Foxhall Farm, Knayton, Thirsk, for Mr Julian Potter

Permission Granted

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

Note: Councillor M S Robson arrived at the meeting at 4.08pm.

- (7) 20/02700/CLP - Application for a Lawful Development Certificate for a proposed permanent use of play area for the siting of up to 18 static caravans without restriction on the layout of the land or number of caravans sited on it at White Rose Caravan Park, Hutton Sessay YO7 3BA for W Harrison

Permission Refused. The Committee had concerns regarding lack of open space, health and safety and detriment to the safety of residents and that the applicant had insufficient evidence to prove use of the site as a caravan park.

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

(Steve Prentice spoke on behalf of Hutton Sessay Parish Council objecting to the application.)

(Guy Musgrove spoke objecting to the application.)

- (8) 21/02011/MRC - Application to vary condition 2 of 97/50736/M (2/97/074/0001Y) to allow for up to 30 static caravans to be sited on land (OS Field 4775) comprising part of the approved caravan site which is currently used for touring caravans, also to vary condition 2 to allow for the proposed static caravans to operate all year round, and to vary condition 3 to allow for the caravans approved and sited in OS Fields 3900, 4700, 5190 and 5376 to operate all year round at White Rose Caravan Park, Hutton Sessay YO7 3BA for W Harrison

Permission Refused. The Committee had concerns that there was no detailed proposals for foul drainage, and was not satisfied that the proposals would adequately address the issues with Sessay Pumping Station (where sewerage would be sent) particularly at times when the station becomes overwhelmed by excessive rain. The Committee found that the application did not meet Policy IC3 of the Local Plan as the proposal does not include any open space or recreational facilities to support the health and well-being of the occupants of the proposed static caravans. The Committee felt that the proposed removal of the night warden static caravan to use the area to enhance a current play area (swimming pool) was inappropriately located next to the entrance road and would pose a health and safety risk. The Committee also had concerns that the proposal would increase reported issues of dog fouling in the village as the site has no dog exercise area and would extend the impacts all year round. The Committee found that the proposal to allow for year round opening would have a detrimental impact on the amenity of residents in the village. The Committee was also concerned that by allowing the site to open for the three additional months (December – March) the car parking provision would be inadequate. Currently site users park their cars on grass, adjacent to caravans. The Committee was not satisfied, given the number of caravans on site, that sufficient parking provisions would be available during the winter months when adverse weather would prevent cars from parking on grass. The Committee also

found that the application did not meet Policy E1 as the proposed layout of the caravans in two rows with the constructed bases indicating a 5m separation distance created overdeveloped and crowded living conditions and ultimately failed to achieve high standards of design.

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

(Steve Prentice spoke on behalf of Hutton Sessay Parish Council objecting to the application.)

(Guy Musgrove spoke objecting to the application.)

The meeting closed at 5.45 pm

Chairman of the Committee