

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 16th March, 2023 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		M G Taylor
	B Griffiths		A Wake
	K G Hardisty		D A Webster
	J Noone		

Also in Attendance

Councillor	P A James	Councillor	P R Thompson
	N A Knapton		S Watson
	M S Robson		

An apology for absence was received from Councillor B Phillips for the morning session (Councillor B Phillips arrived at the meeting at 1.30pm)

P.25 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 16 February 2023 (P.23 - P.24), previously circulated, be signed as a correct record.

P.26 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) 22/02574/OUT - Outline application with some matters reserved (access) for a mixed-use development comprising a food store, petrol filling station, 45no. senior living apartments, 51no. senior living bungalows, 60-bed care home, 70 no. dwellings (extant), medical facilities, and the creation of green walking routes, public open space and local areas of play at OS Field 0488, York Road, Easingwold for Jomast Development Ltd

Permission Granted subject to a further requirement for the submission of a scheme for the installation of solar panels to achieve on-site renewable energy generation and to vary condition 30 to require safety audit of the highway works and to include the provision of 'assisted living accommodation' as part of the mix of uses.

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

In accordance with paragraph 14.5 of the Council Procedure Rules, Councillor A Robinson requested a recorded vote on the Motion, Members present were recorded as voting as follows:

For the motion: Councillors P Bardon, M A Barningham, D B Elders, Mrs B S Fortune, B Griffiths, K G Hardisty, J Noone, A Robinson, M G Taylor, A Wake and D A Webster (11)

The motion was carried unanimously.

Note: Councillor M S Robson left the meeting at 11.00 am.

- (2) 22/00063/FUL - Construction of a two storey building for use as 2no. business units comprising a children's nursery (use Class E(f)) at ground floor and nursery/office (use Class E(f) and E(g)) at first floor, 2no. single storey buildings to provide 5 business units use class E(g) and construction of a new access and car park at Land adjacent to Longbridge House, Stillington Road, Easingwold for Grants Pro-Agri Ltd.

Permission Granted subject to further requirements including the submission of a scheme for the installation of a cycle rack to support climate change mitigation and solar panels to achieve on-site renewable energy generation and to ensure the size of parking spaces are accessible to all users.

Note: Councillors N A Knapton and P Thompson left the meeting at 11.24 am.

- (3) 23/00101/FUL - Construction of dormer window and porch and installation of gable window and rooflights at Pinfold Cottage, Park Lane, Borrowby for Mr and Mrs Nigel and Helen Laws

Permission Granted

Note: The meeting adjourned at 11.30 am and reconvened at 1.30pm.

Councillors N A Knapton, M S Robson and S Watson arrived at the meeting at 1.30pm.

- (4) 22/01600/FUL - Development of land for Class E(G), B2 and B8 with office space, car parking and serving of vehicles at Land to the North of Portland Way Leeming Bar Industrial Estate for Mr Adam Richardson

Permission Granted subject to an amendment condition 3 to require the maintenance of the acoustic fencing.

(The applicant's agent, Laura Young, spoke in support of the application.)

Disclosure of Interest

Councillor M S Robson (in attendance) disclosed an interest as Leader of the Council and left the meeting prior to discussion and voting on this item.

Councillor M S Robson left the meeting at 1.35pm.

- (5) 22/00016/TPO2 - Hambleton District Council (Bedale Parish Council) Tree Preservation Order 2022 No 16 at 33 South End, Bedale, North Yorkshire, DL8 2BJ

That Tree Preservation Order 2022 No 16 be confirmed

- (6) 21/02338/FUL - Retrospective change of use of potato store to aggregate bagging depot with no alterations to existing buildings at Greenford Haulage & Aggregates Dept, Unit 5, Dalton Gates, Dalton on Tees for Mr James Ford

Permission Granted subject to an amendment to condition 4 to adjust the operational hours to start at 6am (Monday – Saturday). The Committee was satisfied that amendment to the operational hours was appropriate having regard to the operational requirements and the employment benefits of the business.

(Simon Greenwood (on behalf of the applicant), spoke in support of the application.)

(Elaine Simpson spoke on behalf of East Cowton Parish Council objecting to the application.)

(Neil Tucker spoke objecting to the application.)

Note: Councillor P A James arrived at the meeting at 2.35pm.

Councillor S Watson left the meeting 2.55pm.

The meeting adjourned at 2.55pm and reconvened at 3.05pm.

- (7) 21/02643/FUL - Construction of 6no poultry buildings, associated infrastructure, attenuation pond, new access track and hardstanding at Land North of Hag Lane, Raskelf for Mr Henry Dent

Permission Granted without a traffic management plan. The Committee was satisfied that the proposed air quality mitigation measures were satisfactory to meet Policy RM4 and that by removing a predetermined vehicle route this would not have an adverse effect on amenity.

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

(The applicant's agent, Ian Pick, spoke in support of the application).

(Tim Hartley spoke on behalf of Tholthorpe Parish Meeting objecting to the application.)

(Kathryn Jukes, speaking on behalf of Adrian Cowton, spoke objecting to the application.)

- (8) 22/02208/FUL - Retention of steel storage container at Lambert Medical Centre (Doctors Surgery and Clinic), 2 Chapel Street, Thirsk for Lambert Medical Centre

Permission Refused. The Committee refused the application on the basis that the structure was not considered to be visually acceptable for permanent retention on this site within the conservation area and within the setting of listed buildings and that the benefit to the community did not outweigh the harm and impact on neighbouring amenity caused by the retention of the container.

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

(Sue Cann, the Practice Manager, spoke in support of the application.)

(Brian Garthwaite spoke on behalf of Thirsk & Sowerby Institute objecting to the application.)

Note: Councillor P A James left the meeting at 4.15pm.

- (9) 23/00041/FUL - Construction of a double storey rear extension, single storey side extension, front porch and works to the existing garage at 4 Fox Covert Bank, Watlass Lane, Thornton Watlass for Mr and Mrs Hodges

Permission Granted

The meeting closed at 4.42 pm

Chairman of the Committee