

Minutes of the meeting of the PLANNING
COMMITTEE held at 1.30 pm on Thursday,
26th June, 2014 at Council Chamber, Civic
Centre, Stone Cross, Northallerton

Present

Councillor D A Webster (in the Chair)

Councillor	D E Adamson	Councillor	K G Hardisty
	P Bardon		J Noone
	J Coulson		C Rooke
	G W Ellis		Mrs M Skilbeck
	Mrs J A Griffiths		P G Sowray

Also in Attendance

Councillor	B Griffiths	Councillor	Mrs I Sanderson
	A W Hall		A Wake
	Mrs C Patmore		Mrs J Watson
	B Phillips		

Apologies for absence were received from Councillors D M Blades

P.6 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 29 May 2014 (P.3 - P.5), previously circulated, be signed as a correct record.

P.7 **CENTRAL NORTHALLERTON MASTERPLAN**

Northallerton Broomfield; Northallerton Central; Northallerton North

The subject of the decision:

The Committee considered the outcome of the Masterplanning process undertaken on a series of sites in the centre of Northallerton and gave its views on the proposed Masterplan.

Alternative options considered:

None.

The reason for the decision:

To ensure uses for the sites are brought forward in a co-ordinated fashion ensuring they provide maximum benefit to the town and its economy.

THE DECISION:

That:-

- (1) flexibility be retained within the objectives and design considerations of the Masterplan;
- (2) the Masterplan be referred to Council for adoption as informal planning guidance; and
- (3) a site visit be arranged.

P.8 **PLANNING APPLICATIONS**

The Committee considered reports of the Director of Environmental and Planning Services 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 Director had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Director of Environmental and Planning Services 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 Director of Environmental and Planning Services, unless shown otherwise:-

- (1) 14/00611/FUL - Demolition of bungalow and garage; replacement detached 4 bedroom house, double garage and new vehicular access at Laxton Bungalow, Tanpit Lane, Easingwold for Mr & Mrs M Blackburn

PERMISSION GRANTED

- (2) 14/00630/FUL - Construction of 7 dwellings with associated garages and new private access road at Clayhithe, York Road, Easingwold for Daniel Gath Homes Ltd

PERMISSION GRANTED

- (3) 14/00602/FUL - Change of use of part of site for caravan parking at Green Dragon Inn, High Row, Exelby for Enterprise Inns PLC

PERMISSION GRANTED

- (4) 14/00974/FUL - Construction of a warehouse and distribution building at Cawingredients, Conygarth Way, Leeming Bar for Cawingredients Ltd

PERMISSION GRANTED subject to the completion of a Section 106 Agreement in respect of a commuted sum towards the formation of the Bedale Cycleway and Footway.

- (5) 14/00681/FUL - Retention of two dwellings located within outbuildings to the rear of Framfield House at Framfield House, Main Street, Shipton by Beningbrough for Mrs Mary Johnson

PERMISSION REFUSED with an additional ground for refusal relating to the absence of an adequate parking layout.

(The applicant's agent, Cliff Carruthers, spoke in support of the application.)

(Alistair Flatman spoke objecting to the application.)

- (6) 14/00103/FUL - Change of use from ancillary accommodation to separate dwelling and new parking arrangements and change of use to domestic of existing agricultural land at Land to the rear of Rose View, Ings Lane, Snape for Mr & Mrs T Morton

PERMISSION GRANTED

- (7) 14/00714/OUT - Housing development (Use Class C3) up to 183 dwellings, landscaping, means of access and associated infrastructure works at White House Farm, Stokesley for Northumbrian Land Ltd

PERMISSION GRANTED subject to the completion of a Section 106 Agreement in respect of: i. affordable housing; ii. off-site outdoor sports facilities; iii the provision, equipment and maintenance of site SC1; iv. a contribution toward the Stokesley/Great Ayton cycleway; v. a contribution towards upgrading the potable water network if necessary; and vi. ensuring that access to site SH2 is not unreasonably withheld.

(Roger Bennett spoke on behalf of the Campaign to Protect Rural England supporting the application.)

(Mike Canavan spoke on behalf of Stokesley Parish Council objecting to the application.)

- (8) 14/00920/MRC - Variation of condition 2 of planning consent 11/01989/FUL to allow an increase in the permitted number of caravans from 11 to 34 at Hollin Barn Park, Sutton Road, Thirsk for Evergreen Park Ltd

PERMISSION REFUSED

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

The meeting closed at 3.30 pm

Chairman of the Committee