

Minutes of the meeting of the PLANNING
COMMITTEE held at 10.00 am on Thursday,
9th January, 2020 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		B Phillips
	Mrs B S Fortune		M Taylor
	B Griffiths		D Watkins
	K G Hardisty		D A Webster

Also in Attendance

Councillor M S Robson

Apologies for absence were received from Councillor A Robinson

P.20 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on Thursday 12 December 2019 (P.18 - P.19), previously circulated, be signed as a correct record.

P.21 **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) 19/02128/FUL - Demolition of 4 Bungalows and removal of existing trees to facilitate the construction of 59 apartment extra care building with associated hard and soft landscaping and parking as amended by plans received by Hambleton District Council on 5 December 2019 at Land to rear (Easby's Field) of Queen Anne's Drive, Bedale for Broadacres Housing Association

PERMISSION REFUSED as the Committee considered the development unacceptable due to the massing and design leading to over development of the site with resulting loss of trees subject to a Tree Preservation Order harming amenity, ecology and landscape character. The Committee considered the car parking provision to be inadequate and the off-site traffic implications unacceptable along with the loss of four affordable bungalows.

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

(On behalf of the applicant, Fiona Coleman, spoke in support of the application.)

(John Howe spoke on behalf of Bedale Town Council objecting to the application.)

(Simon Mason spoke objecting to the application.)

Note: Councillor M Robson arrived at the meeting at 10.40am during consideration of the above item.

- (2) 19/02102/OUT - Application for outline planning consent for 8 dwellings with all matters reserved at Land West Of Little Burn, Sutton Road, Huby for Mr P Mead

PERMISSION REFUSED

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

Disclosure of Interest

Councillor D Watkins disclosed a personal interest and left the meeting prior to discussion and voting on this item.

- (3) 19/01626/FUL - Construction of agricultural feed mill, warehouse, access and parking arrangements and associated works at OS Field 6717, Eldmire Lane, Dalton for l'Anson Bros Ltd

PERMISSION GRANTED

(The applicant's agent, Nigel Cussen spoke in support of the application.)

(Lawrence Whiteley spoke objecting to the application.)

Note: Councillor M Robson left the meeting at 12.24pm and did not return.

The meeting adjourned at 12.24pm and reconvened at 1.30pm.

- (4) 19/02184/FUL - Construction of warehouse and offices at Plot 1, Conygarth Way, Leeming Bar Business Park, Leeming Bar for Mr Tony Blake (SpeedClad Ltd)

PERMISSION GRANTED

- (5) 19/02514/FUL - Construction of a 1.5 storey detached house at Falloden, Forest Lane, Alne for Mr O Shipley

PERMISSION REFUSED

- (6) 19/00993/FUL - Construction of a detached dormer bungalow and garage as amended by plan received by Hambleton District Council on 13 November 2019 at Arbutus House, Cowling Road, Burrill for Mr M Averis

PERMISSION GRANTED subject to two additional conditions to ensure the hedge height is retained and full details of levels to be provided.

- (7) 19/02067/FUL - Application for outline planning permission with all matters reserved for the construction of a dwellinghouse at Land To West Of, 38 The Holme, Great Broughton for Mr Stewart Williamson

PERMISSION REFUSED

(Simon Jones spoke objecting to the application.)

- (8) 19/01507/FUL - Construction of a new dwellinghouse and attached double garage at Land Adjacent To Greencroft House, Bell Lane, Huby for Mr Thompson

PERMISSION REFUSED

(The applicant's agent, Kate MacNeill spoke in support of the application.)

- (9) 19/02169/FUL - Development of 3no. three bed terraced houses with garages at Land To The North Of The Forge, Tollerton Road, Huby for Mr Steve Knowles

PERMISSION GRANTED as the Committee considered that the development is acceptable, subject to a planning obligation to deliver and maintain the proposed woodland adjacent to the development.

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

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

- (10) 19/01448/OUT - Outline application (some matters reserved) for the demolition of existing school and construction of four dwellings and access as amended by email received by Hambleton District Council on the 26 November 2019 at

Ingleby Arncliffe Church Of England VC Primary School, Ingleby Arncliffe for
Mr Simon Quartermaine

PERMISSION GRANTED subject to any subsequent applications being referred
to Committee along with an additional condition requiring the completion of the
access road through to the north western edge of the site.

(Clive Walley spoke on behalf of Ingleby Arncliffe Parish Council objecting to the
application.)

Note: The meeting adjourned at 3.09pm and reconvened at 3.20pm.

- (11) 19/02064/FUL - Construction of a detached dwellinghouse, garage and new
vehicle access at Plot 3 OS Field 2719, Stokesley Road, Hutton Rudby for
Mr Welford

PERMISSION REFUSED as the Committee considered that the design and
massing of the development is unacceptable, leading to an over-development of
the site. The Committee also considered that the proposed development failed to
meet local housing need.

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

(Allan Mortimer spoke on behalf of Rudby Parish Council objecting to the
application.)

- (12) 19/00912/FUL - Construction of 3 bedroom dormer bungalow at Bluebarn
Cottage, Middleton Road, Hutton Rudby for Mr E McMordie

PERMISSION REFUSED

(Allan Mortimer spoke on behalf of Rudby Parish Council objecting to the
application.)

- (13) 19/01980/FUL - Conversion of barn to create two dwellings at Church Farm
Sandhutton for Mr Bosomworth

PERMISSION GRANTED

(The applicant's agent, Ross Sandbach, spoke in support of the application.)

- (14) 19/02006/OUT - Application for Outline Planning Permission with all matters
reserved for the construction of 5no dwellings at Land South West Of Mill Farm,
Station Road, South Otterington for Mr and Mrs M Harland

PERMISSION REFUSED

(Jonathan Saddington, spoke in support of the application.)

- (15) 19/02391/FUL - Construction of 2no two semi-detached dwellings at Grey
Cottage, Main Street, Tollerton for Mr Anthony Charlton

PERMISSION GRANTED

(The applicant, Tony Charlton, spoke in support of the application.)

The meeting closed at 4.30 pm

Chairman of the Committee