

Minutes of the meeting of the Planning Committee held at 1.30 pm on Thursday, 5th March, 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	B Phillips
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	B Griffiths		D Watkins
	K G Hardisty		D A Webster
	J Noone		

Also in Attendance

Councillor	Mrs J W Mortimer	Councillor	M S Robson
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P.24 **Minutes**

The Decision:

That the minutes of the meeting of the Committee held on 6 February 2020 (P.22 - P.23), previously circulated, be signed as a correct record.

P.25 **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:-

At the discretion of the Chairman Item 4 was considered first

- (1) 19/02202/TPO - Application for works to fell a Blue Atlas Cedar tree subject to Tree Preservation Order 2009 No: 6 at Husthwaite for Mr K Templeman

Permission Granted subject to a condition for a replacement native tree. The Committee considered the size and form of the tree was inappropriate to its location resulting in potential harm to property and residents.

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

Note: Councillor Mrs Jillian W Mortimer left the meeting at 1.50pm.

- (2) 19/01823/FUL - Construction of a covered manure store, associated hardstanding and underground dirty water tank with additional landscape planting at OS Field 0026 (A684), land East of Ainderby Steeple for J Charlton & Sons

Permission Granted

(The applicant's agent, Sam Harrison, spoke in support of the application).

Disclosure of Interest

Councillor B Phillips disclosed a non-pecuniary interest.

- (3) 18/02670/FUL - Retrospective application for the construction of a bank to stop flooding at Crakehill Farm, Crakehill YO7 3NS for Mr John Flintoff

Permission Granted omitting Condition One (compensatory flood storage) as the Committee considered the minimal benefit to be acquired from the condition was not necessary.

- (4) 19/02393/FUL - Construction of a detached dwelling at Plot 3, Land west of Exelby Grange, Exelby for Mr R Woolhouse

Permission Granted subject to an additional condition requiring the formation of a footpath and associated street lighting.

- (5) 19/01898/OUT - Outline Application with some matter reserved (considering access) for the construction of one dwelling at Part OS Field 0051 (South West Of The Meadow) Hornby for Mr M Morrison

Permission Granted subject to an additional condition restricting the height of the development to a maximum of 1.5 storeys in order to allow a suitable transition from the built form to the countryside.

- (6) 19/02356/FUL - Revised application for the construction of 4 dwellings at Village Farm, Kilburn for Messrs T W Thompson & Sons.

Permission Refused subject to an amendment to the second reason for refusal to include that the proposed development would have an urbanising effect and therefore harmful impact on the setting of the North York Moors National Park; and an additional reason for refusal relating to the lack of safe highway access to the site.

(The applicant's agent, Giles Chaplain, spoke in support of the application).

(Keith Lewis spoke objecting to the application.)

Note: Councillor M S Robson left the meeting at 3.03pm

- (7) 20/00003/FUL - Alterations and extensions to existing dwellinghouse to form 2no. dwellings with the formation of new vehicular access and parking at The Old Post Office, Sinderby for Mrs Rosina Gilboy

Permission Granted

Note: The meeting adjourned at 3.10pm and reconvened at 3.22pm.

- (8) 20/00091/FUL - Demolition of portal framed agricultural barn, conversion and extension of brick agricultural structures to form two dwellings, and change of use of agricultural land to domestic curtilage at Becks Farm, Main Street, Tholthorpe for Mr A Reynard

Item withdrawn

- (9) 19/02594/OUT - Application for outline planning permission with some matters reserved (considering access) for the construction of two new dwellings at Moor Lodge, Main Street, Thornton Le Moor, North for Mr and Mrs Knowles

Permission refused subject to an additional reason that no information has been submitted to demonstrate how a safe and satisfactory access to the development from the public highway will be provided for all users. The proposal is therefore contrary to the provisions of Local Development Framework policy CP1 and DP4 which requires safe and easy access to development proposal.

(The applicant's agent, Michael Stephenson, spoke in support of the application).

(Andrew Wond spoke on behalf of Thornton le Moor Parish Council objecting to the application.)

(Robert Barker spoke objecting to the application.)

- (10) 20/00064/FUL - Construction of a detached, two storey, 3 bedroom dwelling with integral garage to include landscaping and means of enclosure at Land on the North East Side of, Catton Road, Topcliffe for Mr D Manning

Permission Refused subject to an additional reason that the Planning Authority considers that the proposed development would affect the integrity of the existing highway retaining wall and the ability to maintain it with consequent danger to the public highway and its users and therefore contrary to Hambleton Local Development Framework Policies CP1 and DP4.

(The applicant's agent, Ken Wood, spoke in support of the application.)

The meeting closed at 3.56 pm

Chairman of the Committee