

Minutes of the meeting of the Planning Committee
held at 1.30 pm on Thursday, 14th January, 2021
at a Virtual Meeting via Teams

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	G W Dadd	Councillor	M S Robson
	Mrs J W Mortimer		

P.5 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 29 October 2020 (P.3 - P.4), previously circulated, be signed as a correct record.

P.6 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) 20/01997/FUL - Construction of a steel portal framed agricultural building for the purpose of housing pigs at Bridge Farm, York Road, Thirkleby for Mr D Sanderson

Permission Granted

- (2) 20/01136/FUL - Construction of petrol filling station (Sui Generis) with associated retail kiosk (Use Class E), drive-thru restaurant (Use Class E/Sui Generis) and drive-thru coffee shop (Use Class E) with associated parking, service arrangements, landscaping and access at Land adjacent to Oakfield, York Road, Thirsk for BP Oil UK Ltd

A PowerPoint presentation was made to Members of the Planning Committee to cover the issues raised in the Officer Report and to provide comprehensive details of the additional following matters:

Policy DP10 was relevant to the application. Members were advised that this reads as follows:

“Permission for development will only be granted where it respects (by protecting or enhancing) the intrinsic qualities of open areas that have particular importance in contributing to the identity or character of settlements. This includes Green Wedges between (and extending into) settlements and spaces and landscaping of townscape importance (in both towns and villages and including protected trees and woodland).”

Members were also informed about a previous planning appeal on land adjacent to the current application site to the west of York Road, Thirsk, YO7 3TY (Appeal reference APP/G2713/W/15/3008379; LPA reference 14/01209/FUL). Location and site layout plans for the proposed development of a change of use of the agricultural field to a holiday-park for the siting of 30 number static caravans, with associated works to provide access track, caravan standing, formation of bin store, amenity area and pumping station, were displayed in the presentation on screen.

Officers explained that the Planning Inspector considered the main issue in the appeal to be the effect of the proposal on the character and appearance of the local area. As harm was identified, and the public benefits of the proposal were not judged to outweigh this, the appeal was dismissed. Officers advised Members that the same process had been followed in the current application, and the same issues considered as those in the appeal, but the public benefits were more significant in this case and therefore an alternative, positive recommendation had been reached.

Permission Granted

At the request of Members the following matters are to be secured in the recommended conditions:

- details of oil interceptors to contain accidental spillage within the HGV parking area;
- an operational management plan for the HGV area; and
- an employment strategy to provide the details of job creation arising from the development.

(The applicant's agent, Robert Dibden, spoke in support of the application).

(Councillor Mark Robson spoke on behalf of Sowerby Parish Council supporting the application).

(Mr David Tonge spoke on behalf of Friends of the Earth objecting to the application).

The meeting closed at 4.50 pm

Chairman of the Committee