

Minutes of the meeting of the Planning
Committee held at 10.41 am on Thursday,
10th June, 2021 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		A Robinson
	B Griffiths		M G Taylor
	K G Hardisty		

Also in Attendance

Councillor P R Thompson

Apologies for absence were received from Councillor A Wake and D A Webster

P.5 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 27 May 2021 (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) 21/00591/FUL Retention and adaption of agricultural building at Sowerton Farm, Sykes Lane, Tollerton for Mr and Mrs Coning

Permission Granted subject to additional conditions requiring commencement of works for the removal and replacement of the roof of the agricultural building within 12 months of the decision notice and requiring that the agricultural building shall be restricted to the ancillary use of Sowerton Farm.

(The applicant's agent, David Boulton, spoke in support of the application).

(Richard Walker spoke on behalf of Tollerton Parish Council objecting to the application.)

(Jenny Jackson spoke objecting to the application.)

Note: Councillor P R Thompson left the meeting at 11.35am.

Note: The meeting adjourned at 11.35am and reconvened at 11.37am.

- (2) 21/00220/REM - Application for approval of all reserved matters (considering access, appearance, landscaping, layout and scale) following outline application 15/01240/OUT for Outline application for housing development at Wilbert Farm, Sandhill Lane, Aiskew for Taylor Wimpey

Permission Granted subject to additional conditions requiring a 1.8 metre close boarded fence at the boundary of plots 99-101 and the provision of a cycleway connection through to Sandhill Lane.

(The applicant's agent, Chris Martin, spoke in support of the application.)

(David Brown) spoke objecting to the application.)

- (3) 21/00219/MRC - Application for the variation of condition 2 (approved plans) on previously approved application 20/00497/FUL at Land North East Of Ashgrove, 89 Bedale Road, Aiskew for Taylor Wimpey

Permission Granted subject to an additional condition in respect of noise mitigation measures.

(The applicant's agent, Chris Martin, spoke in support of the application.)

Note: The meeting adjourned at 12.13pm and reconvened at 1.30pm.

- (4) 21/00098/OUT - Application for outline planning permission with some matters reserved (considering access, layout and scale) for the construction of 5no dwellings, garaging and associated infrastructure. (Amended plans received 22 April 2021 and Heritage Statement received 4 May 2021) at Land West Of Church Hall, Bagby for Messrs Keel

Permission Granted subject to reference of the amended plans received 8 June 2021 in the decision notice, an amendment to Condition 7 to ensure specific housing types are provided in compliance with the Housing SPD, an amendment to Condition 15 in respect of landscaping to enable a view to St Mary's Church and an additional condition prohibiting the insertion of windows in the south west gable elevations of plots 1, 3, 5 of the development without the prior written approval of the Local Planning Authority.

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

- (5) 20/00330/FUL - Full planning application for the construction of 18no residential dwellings at Land to the North of Crakehall Water Mill for Newett Homes

Permission Granted subject to additional conditions relating to foul and surface water drainage.

(The applicant's agent, Richard Mowat, spoke in support of the application.)

(David Shaw spoke on behalf of Crakehall Parish Council objecting to the application.)

(Wendy Kelvin spoke objecting to the application.)

- (6) 21/00779/FUL - Change of use of land for holiday accommodation and the siting of 2 holiday lodges with associated drive area at land to the rear and associated alterations to access at 151 High Street, Great Broughton for Mr and Mrs Colin and Donna Donaldson

Permission Granted subject to additional conditions restricting the number of lodges to no more than two; restricting the use of the lodges to only for holiday purposes; and, imposing requirements in respect of the size, siting and external appearance of the lodges.

(The applicant, Colin Donaldson, spoke in support of the application.)

(David Ashton spoke on behalf of Great and Little Broughton Parish Council objecting to the application.)

(Nigel Peacock spoke objecting to the application.)

Note: The meeting adjourned at 3.14pm and reconvened at 3.22pm.

- (7) 21/00784/OUT - Application for outline planning permission with all matters reserved for the construction of a single storey dwelling at Land at Fleetham Lane to Common Lane, Scruton for Mr William Raine

Permission Granted subject to Condition 6 being amended to read: The development shall be for no more than one, single story dwelling.

(Mr Howe spoke on behalf of Scruton Parish Council objecting to the application.)

- (8) 21/01219/APN - Application to determine if prior approval is required for the proposed construction of a steel portal framed agricultural building for the housing of livestock at Mowbray Hill Farm, Well for Mr Sam Webster

That prior approval is not required and the application be permitted

The meeting closed at 3.46 pm

Chairman of the Committee