

Minutes of the meeting of the Planning Committee held at 9.30 am on Thursday, 29th July, 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	B Phillips
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	B Griffiths		A Wake
	K G Hardisty		D A Webster

Also in Attendance

Councillor	G W Dadd	Councillor	D Hugill
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An apology for absence was received from Councillor J Noone

P.9 Minutes

The Decision:

That the minutes of the meeting of the Committee held on Thursday, 1 July 2021 (P.7 - P.8), previously circulated, be signed as a correct record.

P.10 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) 20/02420/FUL - Proposed construction of 9 dwellings and associated infrastructure at OS Field 9021 Cross Lane, Burneston for Mulberry Homes Yorkshire

Permission Refused. The Committee refused the application for the following reasons: the overbearing impact of the development on the basis of rising ground and the height of the proposed dwellings would have a detrimental impact on the amenity of residents of adjacent bungalows; the proposed two-storey houses would not be in-keeping with adjacent bungalows and would have a detrimental impact on the character of the area; inappropriate design; and, the proposed site location would extend outside the draft allocation site boundary with the siting of four houses on unallocated land which would introduce new development visible from a wide area.

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

(The applicant's agent, Jonathan Saddington, spoke in support of the application).

(Mr C Stebbing spoke on behalf of Burneston Parish Council objecting to the application.)

Note: Councillor G W Dadd arrived at the meeting at 10.22am.

- (2) 21/00116/FUL – Change of use of grazing land to provide 23 log cabins and 4 glamping pods, together with associated parking, spine road and private pumping station at Land North West of Hawthorns, Tame Bridge, Stokesley for Mr and Mrs Connors

Permission Granted subject to: a condition requiring the removal of the development and reinstatement of the land if the development is no longer required; a condition requiring the installation of a fence between the site and the pond; an amendment to condition 8 to read: prior to the occupation of the first lodge the foul and surface water drainage shall be implemented as set out in the Drainage Technical Note and drawing number 027D11-001 Rev 6 dated 24/02/2020; and condition 9 to be removed.

(The applicant's agent, Steve Barker, spoke in support of the application.)

Note: The meeting was adjourned at 10.54am and reconvened at 11.01am.

- (3) 21/00772/FUL - Change of use of agricultural land and siting of 80 caravans including access roads, car parking, landscaping and ornamental ponds at Coppergreen Developments Ltd, Woodland Lodges Carlton Road, Carlton Miniott for Coppergreen Developments Ltd

Permission Granted subject to an amendment to condition 3 to include a management plan for the implementation of landscaping.

(The applicant, Richard Sidi, spoke in support of the application.)

(Parish Councillor Mike Nickson spoke on behalf of Carlton Miniott Parish Council objecting to the application.)

Note: Councillor G W Dadd left the meeting at 11.55am.

- (4) 21/00952/FUL - Change of use from agricultural to equestrian and construction of an equestrian barn and riding arena at Westlea, Hill Road, Kirkby In Cleveland for Mr and Mrs Walker

Permission Granted subject to a condition requiring a manure and storage management plan.

(The applicant, Andy Walker, spoke in support of the application.)

(John Passman spoke objecting to the application.)

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

Councillor G W Dadd and D Hugill arrived at the meeting at 1.30pm

Prior to consideration of Items 5, 6 and 7, Councillor D B Elders informed the Committee that he had been lobbied by local residents in respect of these applications.

- (5) 21/00501/FUL - Change of use of agricultural land to mixed use to allow for camping facilities, including up to 10 sleeping pods, temporary showers/wc's, access and parking, which would operate alongside the existing agricultural use for the grazing of livestock at Thirsk Hall, Kirkgate, Thirsk for Daisy Bell

Permission Granted subject to a condition requiring details of the sleeping accommodation, including the colour, to be provided and approved by the Local Planning Authority.

(The applicant, Daisy Gerish, spoke in support of the application.)

(Jill Swinhoe spoke on behalf of a number of objectors objecting to the application.)

- (6) 21/00911/FUL - Change of use of agricultural land, building and domestic garden to mixed use to allow for the creation of a sculpture park and gallery, along with the continued use of both existing agricultural land for grazing of livestock and private garden at Thirsk Hall, Kirkgate, Thirsk for Daisy Bell

Permission Granted

(The applicant, Daisy Gerish, spoke in support of the application.)

Note: Councillor G W Dadd left the meeting at 2.47pm.

- (7) 21/00912/LBC - Listed building consent for the creation of a sculpture park and gallery at Thirsk Hall, Kirkgate, Thirsk for Daisy Bell

Permission Granted

(The applicant, Daisy Gerish, spoke in support of the application.)

- (8) 21/01457/OUT - Application for outline planning permission for the construction of two detached dwellings (access only being considered) at Land to the west of 50 and 52 Cooper Lane, Potto for Clayton C/o Saddington Taylor (Agent)

Permission Refused for the reasons set out in the officer report and recommendation.

(The applicant's agent, Jonathan Saddington, spoke in support of the application.)

(Stephen Sadler spoke on behalf of a number of local residents objecting to the application.)

The meeting closed at 3.25 pm

Chairman of the Committee