

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 23rd September, 2021 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

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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 (from 1.30pm)
	B Griffiths		M G Taylor
	K G Hardisty		D A Webster

Also in Attendance

Councillor	R Kirk	Councillor	M S Robson
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Apologies for absence were received from Councillors A Robinson and A Wake

**P.13 Minutes**

**The Decision:**

That the minutes of the meeting of the Committee held on 26 August 2021 (P.11 - P.12), previously circulated, be signed as a correct record.

**P.14 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) 21/00331/HYB - Hybrid planning application seeking a) Outline planning permission for employment development comprising industrial uses (Class B2/E(g)(iii)) and/or storage or distribution uses (Class B8), including ancillary office space, with associated infrastructure and landscaping; and b) Full planning permission for creation of new main access and road spur with associated infrastructure at Part OS Field 6717, Eldmire Lane, Dalton for Mr R Unsworth & Mr L Ross

Permission Granted subject to additional conditions and stipulations as follows:-

- Additional Condition 37 - (Surface water site access). Prior to the completion of the site access a post construction scheme for surface water for Part b) Full Planning permission for creation of new main access and road spur as approved on drawings AMA/20573/SK006 shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the completion of the access and before development of any subsequent phase commences and shall thereafter be retained until the relevant phase with the detailed surface water drainage scheme which connects to the proposed site access has been approved and is operational.
- Additional Condition 38 - (Landscape following completion of Access Part b). Prior to the commencement of Part b) Full planning permission for creation of new main access and road spur a Landscape scheme for the periphery of the site along Dalton and Eldmire Lane shall be submitted for the written approval of the Local Planning Authority. The scheme shall include a plan identifying the provision of landscape bunds, proposed species, heights and densities of planting and specifications for maintenance. The scheme shall be implemented in the first planting season in accordance with an agreed timescale in relation to the completion of the site access and any infrastructure delivery. The approved Landscape scheme shall be incorporated into the Landscape and Ecological Enhancement Plan required by condition 16 of this consent for each subsequent Phase of the development.

- Additional requirement for a financial bond of £50,000 to be provided to the local planning authority to be used for the monitoring, recording of breaches and potential enforcement of traffic routing measures.
- Additional condition requiring landscaping/acoustic fencing on the boundary opposite Dalton Caravan Park to be undertaken prior to commencement of use of the new access on Eldmire Lane into the development site.
- Additional requirement for increased highways signage including early signage on A168 and more detailed signage to direct traffic leaving the site to use the A168 access the A1 North and South. All highways signage to be in place prior to the operation of the development site.
- Additional requirement for regular independent traffic monitoring to be undertaken.
- Additional requirement to ensure that any loss of existing landscaping/ areas of biodiversity are replaced.
- An informative to be included that, notwithstanding the indicative layout plan, the larger/higher scale buildings should be sited nearer existing large neighbouring buildings (Wagg Foods Ltd) and the smaller/lower buildings should be sited nearer Dalton Lane and Eldmire Lane.
- HGV/lorry parking and holding areas to be detailed in the Routing and Management Operating Plans for the Section 106 legal agreement.
- A requirement that the reserved matters application is brought to Planning Committee for determination.

(The applicant, Hamish Robertshaw, spoke in support of the application.)

(Jamie Moores spoke on behalf of Topcliffe Parish Council.)

(Tony Bruce and Christian Rundell spoke objecting to the application.)

Note: Councillor M S Robson left the meeting at 11.51am.

The meeting adjourned at 11.51am and reconvened at 1.30pm.

Councillor R Kirk and Councillor A Robinson arrived at the meeting at 1.30pm

- (2) 20/00008/FUL - Change of use of an existing agricultural building to a function venue at Westholme, York Road, Thirsk for Mrs Sarah Goacher

Permission Refused

(The applicant, Clare Jones, spoke in support of the application.)

(Jean Varey spoke on behalf of Bagby and Balk Parish Council objecting to the application.)

- (3) 21/00925/OUT - Outline planning application with all matters reserved for a residential development of up to 30 dwellings for H.W.Mawer Charitable Trust at OS Field 5800, Land Adjoining Skottowe Crescent, Great Ayton

Permission refused in accordance with the officer report and recommendation.

(The applicant's agent, James Holmes, spoke in support of the application.)

(Howard Whitehead spoke objecting to the application.)

Note: Councillor R Kirk left the meeting at 2.42pm.

- (4) 21/01613/FUL - Construction of a detached dwelling with ancillary domestic buildings, including garages, barn, AD unit, stables plus equestrian area and associated landscaping at Dromonby Bridge Farm, Busby Lane, Kirkby in Cleveland for Mr R Jones

Permission Refused. The Committee refused the application for the following reasons: that the proposed development did not meet any of the exceptions under paragraph 80 of the NPPF; that the proposed development was contrary to CP4 and DP9 as the site was outside development limits and there were no exceptional circumstances to justify the granting of the application; and contrary to DP30 as the proposal did not protect the character and appearance of the countryside; and that the proposed development was contrary to DP30 as the proposal did not protect the character and appearance of the countryside.

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

Note: The meeting was adjourned at 3.42pm and reconvened at 3.49pm.

- (5) 21/01453/FUL - Alterations to existing farmhouse to create 2no self-contained dwellings for assured shorthold tenancy letting purposes at 3 Linton Wood Farm, Linton Woods Lane, Linton On Ouse for Univ Dev Co University College Oxford

Permission Granted subject to officers requesting confirmation from the agent regarding replacement windows and replacement of lean-to extension, with these matters to then be subject to condition.

- (6) 20/02491/OUT - Outline application with some matters reserved for the construction of two detached dwellings with garages and parking incorporating garaging and parking for Holly Tree Cottage at Holly Tree Cottage North End, Raskelf for Mark and Katie Stocks

Permission Refused. The Committee refused the application on the basis that the proposed development would constitute overdevelopment of the site; constitute back land development; constitute cramming of dwellings on the site; and have a detrimental impact on the character of the area.

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

(David Lee spoke objecting to the application.)

The meeting closed at 4.20 pm

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Chairman of the Committee