

Minutes of the meeting of the Planning
Committee held at 10.00 am on Thursday,
21st October, 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		D A Webster

Also in Attendance

Councillor	R Kirk	Councillor	M S Robson
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An apology for absence was received from Councillor A Wake

P.15 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 23 September 2021 (P.13 - P.14), previously circulated, be signed as a correct record.

P.16 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) 20/02882/OUT - Outline planning application with access considered for the development of up to 88 dwellings on land at Blind Lane, Aiskew for Blind Lane Land Limited at Store at Old Hatchery, Blind Lane, Aiskew

Defer to obtain further information on the proposed access including a traffic impact assessment.

(The applicant's agent, Mark Eagland, spoke in support of the application).

(Jonathan Ryder spoke objecting to the application.)

- (2) 21/00668/FUL - Retrospective extension to Hangar A and proposed hardstanding adjacent to Hangar A for Mr M Scott at The Airfield, Bagby

Permission refused. The Committee imposed an additional reason for refusal as follows: The proposal is contrary to the Local Development Framework Policies CP1 and DP1 as no noise control or mitigation measures have been provided to address the potential harm to the amenity of the local population arising from the use of the building for aeronautical engineering purposes identified in the Addendum to Business Case.

(The applicant's agent, Stuart Natkus , spoke in support of the application.)

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

Note: Councillor M G Taylor left the meeting at 11.14am.

- (3) 21/01058/FUL - The retention of 2 temporary hangars on site for a use for aircraft storage and ancillary storage of airfield machinery and equipment for a period of 24 months for Mr M Scott at The Airfield, Bagby

Permission Refused

(The applicant's agent, Stuart Natkus , spoke in support of the application.)

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

- (4) 21/01243/FUL - Retrospective and proposed concrete alterations to existing runway, reinforced geotextile matting to runway and earthworks to facilitate drainage for Mr M Scott at The Airfield, Bagby

Defer to obtain further information in relation to runway materials, safety measures and the applicant's business case.

(The applicant's agent, Stuart Natkus , spoke in support of the application.)

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

Note: Councillor M S Robson arrived at the meeting at 11.56am.

- (5) 21/01374/FUL - Sub-division of the existing dwellinghouse to form 2no dwellings with associated parking for Cowesby Estate Ventures at Village Farm, Ellerbeck

Permission Granted subject to additional conditions relating to: resurfacing of the access road; use of existing agricultural buildings; and the retention and maintenance of an existing footbridge.

(The applicant's agent, Tom Gibbons, spoke in support of the application.)

Note: Councillor M S Robson left the meeting at 12.23pm.

The meeting was adjourned at 12.23pm and reconvened at 1.37pm.

Councillor M G Taylor arrived at the meeting at 1.37pm.

- (6) 21/01017/MRC - Variation of Application Reference Number
18/02661/MRC - Variation of Conditions attached to Planning Consent
16/01987/OUT- Outline application (considering appearance, access, layout and scale) for the demolition of buildings and the construction of 3 dwellings as amended by details received by Hambleton District Council on 25th May 2017 for Mr and Mrs Walker at Former Garage, Low Street, Huthwaite

Permission Granted subject to an additional requirement for an approved scheme to enable works to be undertaken at a neighbouring property to mitigate the impact on neighbour amenity.

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

(Rupert Doswell spoke objecting to the application.)

Note: Councillor R Kirk arrived at the meeting at 1.58pm.

- (7) 21/00582/OUT - Outline planning application (some matters reserved) for the construction of 5 No. residential dwellings with access from Lumley Lane for Mr S Greensit at Land at Friars Garth, Lumley Lane Kirkby Fleetham

Permission Granted subject to additional conditions in relation to site levels and the size and type of the proposed dwellings.

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

(Nicola Lloyd spoke objecting to the application.)

- (8) 20/02689/HYB - Hybrid Planning Application comprising: 1) Full planning permission is sought for the demolition of the existing farmhouse and buildings and construction of a commercial development comprising of 21,000sq ft (1951 sq.m) of trade counter space (B8), a 3,777sq ft (351 sq.m) drive thru (E b) and sui generis and associated infrastructure comprising of carparking, landscaping, drainage and construction of an access road (Phase A1) from the Darlington Road to cross enable Phase 1B and 2. 2) Outline Planning Permission is sought for Phases 1B and 2 for the erection of the following: A four pump petrol station with up to 5,000sq ft (465 sq.m) of retail space (Sui generis and ancillary E a). A drive thru of up to 1,800sq ft (167 sq.m) (E b) and sui generis. Office units of up to 15,000sq ft (1395 sq.m) E g. Industrial units of up to 190,000 sq ft (18,116 sq m) B2 for Beckwith Knowle Developments Ltd at Land South East of Moor Close, Darlington Road, Northallerton

Permission Granted subject to: conditions relating to delivery of infrastructure and utilities; bat protection measures; drainage and fencing surrounding the balancing pond; and a requirement for a contribution towards highway improvements and the provision of a bus service.

(The applicant, Dan Martin, spoke in support of the application.)

Disclosure of Interest

Councillor K G Hardisty disclosed a non-pecuniary interest as a former governor for a neighbouring school.

Note: Councillor M S Robson arrived at the meeting at 2.46pm.

The meeting was adjourned at 3.23pm and reconvened at 3.32pm.

- (9) 21/01544/FUL - Residential development 2 units adjoining Redworth Bungalow Main Street, Shipton for Mr C. Reynard at Land to rear Of Redworth Bungalow, Main Street, Shipton By Beningbrough

Permission Granted subject to additional conditions in relation to site levels and drainage.

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

- (10) 21/01901/FUL – Erection of two detached garages as amended on 19 August 2021 for Mr and Mrs C Atha at Cringle Moor, Thirsk Road, Stokesley

Permission Granted subject to officers, in consultation with Ward Members and Councillor Mrs B S Fortune, addressing issues relating to drainage, roofing materials and the relocation of a large timber door.

(The applicant, Charles Atha, spoke in support of the application.)

(Mr Lee spoke objecting to the application.)

- (11) 21/01617/FUL - Conversion of general purpose agricultural livestock and storage building to general industrial use (Class B2), associated parking and new vehicle access and road to the site from the B6267 for Steven Houston, MHS Countryside Management Ltd at The Long Acres, Fore Lane, Thornborough

Permission Granted. The Committee granted the application on the basis that the proposed development would not have a significant impact on the character of the area and that the development would result in sustainable growth and expansion of a business in a rural area as supported by the NPPF. In this particular case, the material planning consideration of the NPPF is judged to outweigh any conflict with the Development Plan.

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

- (12) 21/01122/MRC - Application for removal of condition 3 (occupancy use - to allow for all year round residential occupancy) of approved application 2/04/037/0123B (04/02047/FUL) for the change of use of agricultural land to enable the siting of 3 static caravans for Mr and Mrs Cowell at Dalton Bridge House Caravan Park, Field Adjacent to Dalton Bridge House, Dalton Lane, Dalton

Permission Granted. The Committee granted the application with proposed condition 3 (restricting occupation to the over 55s) removed. The Committee was not satisfied that the proposed condition was necessary to grant the application and that the caravans could meet affordable housing requirements for the wider population.

- (13) 21/01125/MRC - Application for removal of condition 9 (occupancy use - to allow for all year round residential occupancy) of approved application 2/99/037/0123A for Siting of 3 static holiday caravans and formation of an access road as amended by letter and plans received by Hambleton District Council on 22nd September 1999 for Mr and Mrs Cowell at Dalton Bridge House Caravan Park, Field Adjacent to Dalton Bridge House, Dalton Lane, Dalton

Permission Granted. The Committee granted the application with proposed condition 3 (restricting occupation to the over 55s) removed. The Committee was not satisfied that the proposed condition was necessary to grant the application and that the caravans could meet affordable housing requirements for the wider population.

- (14) 21/01126/MRC - Application for removal of condition 9 (occupancy use) of approved application 14/01388/FUL. To allow for all year round residential occupancy for Mr and Mrs Cowell at Dalton Bridge House Caravan Park, Field Adjacent to Dalton Bridge House, Dalton Lane, Dalton

Permission Granted. The Committee granted the application with proposed condition 3 (restricting occupation to the over 55s) removed. The Committee was not satisfied that the proposed condition was necessary to grant the application and that the caravans could meet affordable housing requirements for the wider population.

Note: Councillors B Phillips, M Robson and A Robinson left the meeting at 5.15pm.

The meeting was adjourned at 5.15pm and reconvened at 5.23pm.

- (15) 21/01370/FUL - Change of use of land for the siting of a modular building club house (to be used as a facility by lodge park guests, as well as for weddings and private functions), alterations to siting and appearance of siting and appearance of approved lodges, new car parking area and retrospective formation of tiered outdoor seating, outdoor beach area, cinema screen, wedding pergola, internal roads, and all other hard and soft landscaping and associated works - as amended by Hambleton District Council 04.10.2021 for Mr A Platts at Strawberry Fields

Permission Refused

(The applicant's agent, Joe Smith, spoke in support of the application.)

The meeting closed at 5.58 pm

Chairman of the Committee