

Minutes of the meeting of the Planning
Committee held at 10.00 am on Thursday,
16th December, 2021 in the Council
Chamber, Civic Centre, Stone Cross,
Rotary Way, Northallerton, DL6 2UU

Present

Councillor J Noone (in the Chair)

Councillor	M A Barningham	Councillor	B Phillips
	D B Elders		M G Taylor
	B Griffiths		D A Webster
	K G Hardisty		

Also in Attendance

Councillor	P A James	Councillor	M S Robson
	N A Knapton		

Apologies for absence were received from Councillors P Bardon,
Mrs B S Fortune, A Robinson and A Wake

P.19 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 18 November 2021 (P.17 - P.18), previously circulated, be signed as a correct record.

P.20 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) 21/02260/OUT - Application for outline planning permission with some matters reserved (considering access and layout) for the construction of a two bedroom bungalow with first floor room in the roof at Land forming part of The Covert, Back Lane, Aiskew for Mrs Fox & Mrs Mortimer

Permission Granted subject to a condition limiting the development to a bungalow with a room in the roof.

(The applicant, Mrs Mortimer, spoke in support of the application.)

(Mr Nicholas Hatch spoke objecting to the application.)

Disclosure of Interest

Councillor J Noone disclosed a pecuniary interest and left the meeting at 10.27am prior to discussion and voting on the following item.

It was proposed by Councillor M A Barningham and seconded by Councillor K G Hardisty that Councillor D A Webster be elected Chairman for consideration of the following item.

Councillor D A Webster in the Chair.

- (2) 21/02448/MRC – Variation of conditions attached to application reference Number: 20/02051/FUL - Alterations and single storey extension to the side & rear of the dwelling at 30 Brookside Close, Bedale for Mr and Mrs J & D Noone

Permission Granted

Councillor J Noone returned to the meeting at 10.32am.
Councillor J Noone in the Chair.

- (3) Item 3 - 20/02341/FUL – Construction of falcon breeding facility for Suhail Enterprises Limited at Dawney House Farm Dawney Lane Easingwold

Permission Granted subject to a condition prohibiting the feeding of birds in the Hack pen.

(The applicant, Sara Skalman, spoke in support of the application.)

- (4) 20/02342/FUL – Retrospective Application for the Change of Use of land for the siting of 2 no. mobile homes and associated parking to provide staff accommodation for the proposed Falcon Breeding Facility for Suhail Enterprises Limited at Dawney House Farm Dawney Lane Easingwold

Permission Granted subject to a condition relating to the colour of the exterior of the mobile homes.

(The applicant, Sara Skalman, spoke in support of the application.)

- (5) 20/01049/REM – Application for reserved matters in relation to appearance, landscaping, layout and scale (all remaining reserved matters) attached to Planning Application 15/02419/OUT - Outline application for the construction of up to 80 dwellings, convenience store, petrol filling station and healthcare uses for Jomast at Land Adjacent and Rear of Police Houses York Road Easingwold

Permission Granted subject to amended plans being verified by North Yorkshire County Council.

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

(Phil Dukelow spoke objecting to the application.)

Note: The meeting adjourned at 11.30am and reconvened at 1.30pm.

Councillor N Knapton left the meeting at 11.30am.

Councillor B Griffiths arrived at the meeting at 1.30pm.

- (6) 21/01350/FUL - Change of use of agricultural land to equestrian use. External and internal alterations to dwelling, to return it to habitable condition for Mr and Mrs Asadi at Ivy House, Kirkby Lane, Kirkby In Cleveland

Permission Granted subject to conditions requiring the extension to be built using stone and a requirement that the French doors open inwards.

(The applicant, Mr Davoud Asadi, spoke in support of the application.)

(Mr Steven Bone spoke objecting to the application.)

- (7) 21/01351/LBC - Change of use of agricultural land to equestrian use. External and internal alterations to dwelling, to return it to habitable condition for Mr and Mrs Asadi at Ivy House, Kirkby Lane, Kirkby In Cleveland

Permission Granted

- (8) 21/01302/FUL – Development of 12 affordable dwellings for Mr Diarmaid Kelly at OS Field 5532 Hambleton View Tollerton

Defer to obtain further information in relation to the need for affordable housing in Tollerton and the neighbouring parishes.

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

- (9) 21/01303/FUL – Development of 5 bungalows for Mr Diarmaid Kelly at OS Field 5532 Hambleton View Tollerton

Defer as the proposed development is linked to application 21/0302/FUL.

Note: The meeting adjourned at 2.45pm and reconvened at 3.00pm

Councillor M S Robson and Councillor P A James arrived at the meeting at 3pm.

- (10) 21/01960/FUL – Construction of 5no. dwellings (including 1no. self-build) and associated infrastructure works for Daniel Gath Homes at OS Field 8464, Highthorne Lane, Husthwaite

Permission Granted subject to a condition relating to tree protection measures and an amendment to condition 17 to limit hours of construction works.

(The applicant, Daniel Gath, spoke in support of the application.)

(Elizabeth Walton spoke objecting to the application.)

Disclosure of Interest

Councillor B Griffiths disclosed a non-pecuniary interest as a member of Stokesley Town Council and left the meeting prior to voting on the following item.

- (11) 21/01435/FUL – Application for a riverside scheme to enhance Levenside, improve the accessibility and safety of the current pedestrian access alongside the River Leven within the town by providing new surfaced footpaths, replacing the Golden Lion plank bridge, reconstructing parts of the riverbank, improving the wayfinding and upgrading landscape features for Mr David Oxley at Levenside, Bridge Road, Stokesley

Permission Granted

(The applicant, David Oxley, spoke in support of the application.)

- (12) 21/01572/MRC - Application for variation of condition No. 2 (approved drawings) to previously approved application 20/01136/FUL for 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 (to show revisions to layout, HGV parking area, Petrol Filling Station and Restaurant) for Mr Graham Wilson at Land Adjacent To Oakfield York Road Thirsk

Permission Granted subject to an amendment to Condition 15 for landscape enhancement along the southern boundary and a proviso that officers will reconsult with the North Yorkshire County Council Lead Local Flood Authority regarding run off rates.

(Mark Scully representing the applicant's agent spoke in support of the application.)

The meeting closed at 4.35 pm

Chairman of the Committee