

Minutes of the meeting of the Planning Committee held at 9.30 am on Thursday, 10th March, 2022 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

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Present

Councillor P Bardon (in the Chair)

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| 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 |
|            | J Noone         |            |             |

Also in Attendance

|            |                 |            |          |
|------------|-----------------|------------|----------|
| Councillor | N A Knapton     | Councillor | S Watson |
|            | Mrs I Sanderson |            |          |

Apologies for absence were received from Councillors

**P.25 Minutes**

**The Decision:**

That the minutes of the meeting of the Committee held on 10 February 2022 (P.23 - P.24), previously circulated, be signed as a correct record.

**P.26 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) 22/00143/MRC – Application for variation of condition 10 (affordable housing) following grant of appeal APP/G2713/A/14/2223624 of 14/00337/OUT. Where reference is made to 50% affordable housing delivery this requires amending to 30% at Kier Living Tanton Fields Development, Land to the North and West of Woodlands Walk, Tanton Road, Stokesley for Tilia Homes

Permission Granted subject to a planning obligation to require the implementation of the linked planning application 21/01877/MRC and amended or additional conditions relating to the footpath scheme, the landscaping scheme including early implementation of landscaping works, boundary treatment scheme and early implementation of the boundary treatment scheme, phasing of the development to require early implementation of construction works on the boundaries with neighbouring residential property, road safety audit (and follow-up measures) in respect of the road parallel to Woodlands Walk, street lighting scheme and implementation and restrictions on pile driving

(The applicant's agent, Josh Hellowell and Mrs Scoones, spoke in support of the application).

(Mike Canavan spoke on behalf of Stokesley Town Council objecting to the application.)

(Mrs L Housam and Mr Christopher Johnson spoke objecting to the application.)

Note: The meeting adjourned at 11.12am and reconvened at 11.20am.

- (2) 21/01877/MRC – Application for variation of condition 2 (approved plans to allow for the inclusion of 5no bungalows to the East boundary and affordable provision for the site to be reduced to 30% - new plans submitted for planning layout, footpath locations, boundary treatment drawings, materials layout, street scenes and typical sections) following grant of planning permission ref: 16/02756/REM for Reserved matters submission for details of layout, scale, appearance and landscaping for residential development of 225 dwellings as per amended plans received by Hambleton District Council on 15th May 2017 at Kier Living Tanton Fields Development, Land to the North and West of Woodlands Walk, Tanton Road, Stokesley for Tilia Homes

Permission Granted subject to an additional condition to remove permitted development rights in respect of the 5 no. bungalows and undertaking a road safety audit (and follow-up measures) in respect of the road parallel to Woodlands Walk.

(The applicant's agent, Josh Hellowell and Mrs Scoones, spoke in support of the application.)

(Mrs Kathy Williams and Mrs Housam spoke objecting to the application.)

Note: The meeting adjourned at 11.40am and reconvened at 1.30pm

Councillors N A Knapton and S Watson arrived at the meeting at 1.30pm.

- (3) 21/02710/MRC - Variation to condition Two and Three of 21/00446/FUL - Construction of a single storey extension to existing farm and caravan park office (circa 48 sq m) to provide fully accessible entrance lobby, reception and cafe area, disabled parking and cycle shelter at Home Farm, Monk Green, Alne for Mr and Mrs John and Rachel Price and Mrs Ann Whiteley

Permission Granted. The Committee was satisfied that the proposal would have a neutral impact on the character and appearance of the Alne Conservation Area.

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

(The applicant, Mr John Price, spoke in support of the application.)

Note: Councillor N A Knapton left the meeting at 1.55pm.

- (4) 20/02429/REM - Reserved matters application attached to Planning Application 19/01069/OUT - Outline application with some matters reserved (considering access) for up to five residential dwellings at Land East of Tree Tops, Carlton Road, Carlton Miniott for Mr M Hurrell

Permission Granted subject to an additional condition in relation to the construction management plan and pile driving.

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

Note: Councillor Mrs I Sanderson arrived at the meeting at 2.10pm

- (5) 21/02800/FUL - Retrospective change of use of land and a barn to residential use at East Field Barn, Deighton for Liam Snowden

Permission Refused

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

- (6) 22/00154/FUL - Application for alterations to change the appearance of the Brise Soleil shading to the building at Hambleton District Council, Springboard Business Centre, 24 Ellerbeck Way, Stokesley Business Park, Stokesley for Hambleton District Council

Permission Granted

- (7) 20/01687/OUT - Outline planning application with access to be considered (all other matters reserved) for residential development (Use Class C3) of up to 145 homes, engineering and site works, car parking, access, landscaping, drainage and other associated infrastructure at Land North of Mowbray Road, East Side of Stokesley Road, Northallerton for Church Commissioners for England

Defer for further investigation of alternative drainage solutions and for the developer to provide further details of the responsible body for management and maintenance should a pumping station be proposed as part of the drainage scheme.

(Nolan Tucker spoke on behalf of the applicant in support of the application.)

(Alex Mathers spoke objecting to the application.)

Note: Councillors Mrs I Sanderson and S Watson left the meeting at 3.16pm.

The meeting adjourned at 3.16pm and reconvened at 3.26pm.

- (8) 21/02898/FUL - Construction of five houses with garages and access drive at Innesfree, Stockton Road, South Kilvington for Mr Andrew Swales

Permission Refused together with an additional reason for refusal on the basis that there was insufficient information for Yorkshire Water to assess the risk to water supply infrastructure.

(The applicant, Mr Andrew Swales, spoke in support of the application.)

(Luke Barletta spoke on behalf of South Kilvington Parish Council in support of the application.)

- (9) 21/02530/REM - Reserved matters application attached to Planning Application 20/00121/OUT-construction of 1no. dwellinghouse as amended by drawings received 01.02.2022 (Floor Plans and Elevations) and 07.02.2022 (Site Layout) at Land North of Hill Top, Blue Barn Lane, Hutton Rudby for Mr Clarke

Defer for site visit and further clarification regarding measurements, siting of the property, number of bedrooms and proximity to the ethylene pipeline.

(The applicant's agent, Glen McGill, spoke in support of the application).

(Alan Mortimer spoke on behalf of Rudby Parish Council objecting to the application.)

(Janice Robinson spoke objecting to the application.)

The meeting closed at 4.32 pm

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Chairman of the Committee