

Minutes of the meeting of the Planning
Committee held at 1.30 pm on Thursday,
9th June, 2022 in the Council Chamber,
Civic Centre, Stone Cross, Rotary Way,
Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

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| Councillor | M A Barningham | Councillor | J Noone |
| | D B Elders | | B Phillips |
| | B Griffiths | | A Robinson |
| | K G Hardisty | | M G Taylor |

Also in Attendance

Councillor M S Robson

Apologies for absence were received from Councillors Mrs B S Fortune,
A Wake and D A Webster

P.3 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 12 May 2022 (P.29 - P.30) and 17 May 2022 (P.1 - P.2), previously circulated, be signed as a correct record.

P.4 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 at Store at Old Hatchery, Blind Lane, Aiskew for Blind Lane Land Limited

Defer for further information to be obtained in relation to the adoption of Bluebell Way and Sycamore Avenue, street lighting and surface water drainage, the highways crossing on Blind Lane and compliance with policies HG4 (housing exception) and HG5 (windfall housing development).

(The applicant's agent, Ian Prescott, spoke in support of the application).

(Mr Broad spoke objecting to the application.)

- (2) 21/03058/FUL - Construction of 75 dwellings and associated infrastructure at Part OS Field 3541, Bedale, North Yorkshire for Yorvik Homes Ltd

Permission Granted subject to an additional requirement in relation to street lighting.

(The applicant's agent, Vicky Sykes, spoke in support of the application.)

Note: Councillor M S Robson arrived at the meeting at 2.32pm.

- (3) 21/02867/FUL - Application for change of use of car park spaces and land located next to building to site 2 front opening containers, clad in softwood to be used as storage space at 2 Binks Close, Northallerton for Mr Stephen Mee

Permission Granted

- (4) 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 or Mr Clarke

Permission Granted subject to additional conditions requiring a package treatment plant and setting a minimum height for the hedge along the Blue Barn Lane boundary.

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

(Richard Webster spoke on behalf of Rudby Parish Council objecting to the application.)

(Julie Cooper spoke objecting to the application.)

- (5) 21/03028/FUL - Construction of 4 dwellings and associated works at Land adjacent to Butter Hill View, Sessay for Mulgrave Developments Ltd

Permission Granted subject to additional conditions in respect of site levels and the removal of permitted development rights.

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

Note: The meeting was adjourned at 3.51pm and reconvened at 4pm.

- (6) 21/02103/MBN - Application to determine if prior approval is required for the change of use of the agricultural building to 1no larger dwellinghouse and for building operations reasonably necessary for the conversion at OS Field 8400, Vicar Hill Lane, Little Thirkleby for Mr and Mrs Ellis

Permission Granted subject to a landscaping condition. The Committee was satisfied that on the balance of probability the site has been used solely for agricultural and that the conversion of the building would not have a detrimental impact upon the character and appearance of the countryside.

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

(The applicant's agent, David Boulton, spoke in support of the application.)

- (7) 22/00657/FUL - Change of use of land for the temporary (5 years) siting of an agricultural workers mobile home, associated parking and new sewage package treatment plan at South Lodge Piggeries, Station Road, Topcliffe for Mr Martyn Sanderson

Permission Granted

Note: Councillor M S Robson left the meeting at 4.38pm.

- (8) 22/00998/REM - Application for approval of reserved matters (appearance, landscaping, layout and scale) for approved application 20/02791/OUT for the construction of 5No. dwellings at Land on Thornfield Road, Thornfield Road, Nosterfield for Mulgrave Properties

Permission Granted

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

(Mr Brown spoke objecting to the application.)

The meeting closed at 4.55 pm

Chairman of the Committee