

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 24th November, 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)

Councillor	M A Barningham	Councillor	B Phillips
	D B Elders		A Robinson
	Mrs B S Fortune		M G Taylor
	K G Hardisty		A Wake
	J Noone		

Also in Attendance

Councillor	M S Robson	Councillor	S Watson
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Apologies for absence were received from Councillors B Griffiths and D A Webster

**P.17 Minutes**

**The Decision:**

That the minutes of the meeting of the Committee held on 27 October 2022 (P.15 - P.16), previously circulated, be signed as a correct record.

**P.18 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) 22/02265/FUL - Extension to the rear of the property for Mrs Tracy Price at Valentine Cottage, Back Lane, Borrowby, Thirsk, North Yorkshire, YO7 4QQ

Permission Granted

- (2) 21/00966/REM - Reserved matters application pursuant to outline permission 16/01142/OUT for landscape, appearance, layout and scale for the construction of 28 dwellings - Amended Plans Received 28.10.2022 for Brafferton Manor Farmers at OS Field 0046, Brafferton to West Moor, Brafferton

Permission Granted

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

- (3) 22/01835/MRC - Application for the modification of condition 2, for previously approved application 20/00898/REM -Remove drawing RFM-XX-00-DR-L-001 - New Drawings received 0780-RFM-02-00-DR-L-0001-S3-P02 - Northern Area Detailed General Arrangement Plan 1 of 2, 0780-RFM-02-00-DR-L-0002-S3-P02 - Northern Area Detailed General Arrangement Plan 2 of 2, 0780-RFM-01-00-DR-L-0001-S3-P02 - Southern Area General Arrangement Plan 1 of 2, 0780-RFM-01-00-DR-L-0002-S3-P02 - Southern Area General Arrangement Plan 2 of 2 for Mr Steven Lister at Taylor Wimpey Thurstan Park Development, North Northallerton Phase 1A Land at Stokesley Road Northallerton

Permission Granted subject to additional conditions relating to the discharge of surface water and improvement works to the footpath and bus stop adjacent to the access.

Note: Councillor S Watson left the meeting at 10.45am.

- (4) 22/02223/FUL - Two storey extension to rear of house, Single storey extension to side and rear of house, Porch to front elevation, Loft conversion, Render full building and new gravel drive area for Mr Graham Castle-Ward at 1A Bridge Street, Great Ayton, Middlesbrough, North Yorkshire, TS9 6NP

Permission Granted

- (5) 22/02194/FUL - Proposed attic conversion, 2no. dormers window to the front elevation, and 3no. Velux rooflights to the rear elevation for Mr K Ashbridge at Silton House, Lead Lane, Nether Silton Thirsk, YO7 2JZ

Permission Granted subject to a condition requiring replacement like for like natural slates to be used. The Committee found that the proposed development would have minimal harm to the character of the building and conservation area and that any harm was outweighed by public benefit.

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

(The applicant's agent, Ken Wood, spoke in support of the application.)

Note: The meeting adjourned at 11.27am and reconvened at 1.30pm.

- (6) 22/01668/MRC – Variation of conditions attached to Planning Application Reference Number: 76/0609/FUL (2/128/36/PA)- Construction of an Agricultural general purpose storage building for Mr M Nichols at Land and Buildings at Tanton Road, Seamer

Permission Granted subject to a condition requiring an operational management plan. The Committee was satisfied that the proposed development is in accordance with the Local Plan and that the provision of the operational management plan would mitigate any harm to the residential amenity.

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

(The applicant's agent, Andrew Brough, spoke in support of the application.)

- (7) 21/02612/FUL - Retrospective application for the siting of external apparatus and soil bund and proposed application for siting of dust storage building for Mr D Sanderson at Sandholme Farm, Skipton on Swale

Permission Granted subject to amendments to conditions 1 and 4 to reflect the correct submitted plans, no amendment to condition 3 and an

amendment to condition 8 to permit the retention of two external generators for use only in the event of an emergency.

(The applicant's agent, Andrew Cunningham, spoke in support of the application).

- (8) 22/00166/FUL - Demolition of existing structures and construction of 9 dwellings and associated parking and landscaping for Frontline Estates Ltd at Land to the south of Station Road, Thirsk

Defer to enable the collation of photographs and documentation relating to the relationship between Plots 8 & 9 and 45 & 46 Olivette Crescent.

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

(Yvonne Hewson spoke objecting to the application.)

- (9) 21/02959/FUL – Construction of 43no dwellings, garages, access roads and ancillary services (As Amended - Revised Site Layout and Enclosures Layout Plans received 27.09.2022; Ecological Impact and BNG Assessments received 07.10.2022) for Ms Samantha Barker at Rybeck House, Stoneybrough Lane, Thirsk

Permission Refused subject to two additional reasons for refusal relating to the impact of the proposed development on the public sewerage network and biodiversity net gain.

(The applicant's agent, George Wright, spoke in support of the application).

Note: Councillor M Robson arrived at the meeting at 3.04pm

Note: The meeting adjourned at 3.10pm and reconvened at 3.19pm.

- (10) 22/01474/OUT - Outline application with all matters reserved except access for employment development comprising industrial uses (class B2/E(g)(iii)) and/or storage & distribution uses (class B8), including ancillary office space, with associated infrastructure and landscaping, and demolition of existing structures (additional Highways Technical Note and amended FRA and Drainage Assessment received on the 24.08.2022 and 25.08.2022 respectively) for Mr R Bannister at Eldmire Farm, Eldmire Lane, Dalton, Thirsk

Permission Granted

(The applicant's agent, Hamish Robert-Shaw, spoke in support of the application).

(Jamie Moores spoke on behalf of Topcliffe Parish Council objecting to the application.)

The meeting closed at 3.46 pm

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Chairman of the Committee