

Minutes of the meeting of the Planning
Committee held at 10.00 am on Thursday,
19th January, 2023 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		A Robinson
	Mrs B S Fortune		M G Taylor (morning session only)
	B Griffiths (morning session only)		D A Webster
	K G Hardisty		

Also in Attendance

Councillor	P A James	Councillor	S Watson
	M S Robson		P R Thompson
	D Watkins		

Apologies for absence were received from Councillors P Bardon and A Wake.

Apologies for absence were received from Councillors B Griffiths and M G Taylor for the afternoon session which commenced at 1.30pm.

P.21 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 22 December 2022 (P.19 - P.20), previously circulated, be signed as a correct record.

P.22 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) 22/02606/OUT - Outline application for all matters reserved for demolition of existing barn and erection of 1 No. dwelling at 8 Catton Village, Catton for Mr A Dodgson

Permission Refused. The Committee found that, having taken into account the existing planning permission for an extension to no. 8, the proposed development would result in over-development of the site and would not meet the requirements of Policy E1 on design as the resulting dwelling would be out of character within the area.

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

(The applicant's agent, Gary Swarbrick, spoke in support of the application).

(Andy Wiggins spoke objecting to the application.)

Note: Councillor P A James arrived at the meeting at 10.16am.

- (2) 21/03042/FUL - Application for Installation of solar photovoltaic ('PV') array/solar farm with associated infrastructure - as amended (additional and revised plans, visualisations and other documents received by Hambleton District Council on 27.06.2022 and 22.11.2022) at OS Field 2700, Carlton Husthwaite.for Woolpots Solar Farm Ltd

Permission Refused subject to an amendment to the second reason for refusal regarding the potential glint and glare from the proposed development and the safety risk this would post to aircraft following the representation from the Civil Aviation Authority.

(The applicant Richard Buffey, spoke in support of the application.)

(The applicant's agent, Chris Sowerbutts, spoke in support of the application).

(Kevin Harrison and Chris Nichols spoke on behalf of Carlton Husthwaite and Husthwaite Parish Councils objecting to the application.)

(Rory Menage and Molly Hill spoke objecting to the application.)

Note: Councillor M S Robson arrived at the meeting at 11.05am.

Councillor P A James left the meeting at 12 noon.

The meeting adjourned at 12 noon and reconvened at 1.30pm.

Councillors P A Thompson and S Watson arrived at the meeting at 1.30pm

- (3) 22/02671/FUL - Siting of a portable building to be used as a community hub at Easingwold AFC, Stillington Road, Easingwold for Easingwold District Community Care Association

Permission Granted subject to an amendment to condition 4 to extend the use of the building until 7pm on any day.

(The applicant, Ms Di Watkins, spoke in support of the application.)

Note: Councillor D Watkins arrived at the meeting at 1.45pm.

- (4) 21/01361/OUT - Outline planning application with some matters reserved (considering access) for the construction of up to 15 dwellings and means of vehicular access as amended by plans received by Hambleton District Council on 01.12.2022 at Land to the East of Birkby Lane, OS Field 4109, East Cowton for B, P & M Tweddle

Permission Refused subject to an amendment to the reason for refusal to include reference to the detrimental impact on the character of the settlement in respect of the proposed demolition of no. 3 Birkby Lane.

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

(Elaine Simpson spoke on behalf of East Cowton Parish Council objecting to the application.)

(Alison Wragg spoke objecting to the application.)

Note: Councillor M S Robson and S Watson left the meeting at 2.10pm.

- (5) 22/00786/FUL - Revised application for the construction of a terrace of 3no dwellings with associated garaging and amenity space at Land at West of The Forge, Tollerton Road for Queens Staith Leisure

Permission Granted. The Committee found that the proposal would not constitute overdevelopment and that the provision of three smaller terraced dwellings will better meet the housing requirements of the village and is more in keeping with the character and form of the settlement compared to the single dormer bungalow as previously approved.

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

(The applicant's agent, Matthew Groom, spoke in support of the application.)

Note: Councillor D Watkins left the meeting at 2.50pm.

The meeting was adjourned at 2.50pm and reconvened at 3pm.

- (6) 22/01574/FUL - Construction of 16no. residential dwellings and associated landscaping and infrastructure at Land to the North of Maple Lane, Huby for Mr P Mead

Permission Granted

(The applicant's agent, Philip Mead, spoke in support of the application.)

- (7) 22/01509/OUT - Outline planning application for residential development and associated infrastructure with all matters reserved other than access into the site at land on the South West Side of 11 Harkness Drive, Leeming Bar for Mr Paul Butler

Permission Granted subject to an amendment to condition 3 to refer to Bedale sub area, an amendment to condition 5 to including piling in the construction management plan and an amendment to condition 16 to limit the approval to approximately 85 dwellings.

(The applicant's agent, Paul Butler, spoke in support of the application).

(Bernard Liddle spoke objecting to the application.)

- (8) 21/02870/FUL - Conversion of existing coach house into 3no. dwellings (Use Class C3) and demolition of existing storage buildings to create 2no. new build dwellings (Use Class C3) with associated landscaping and highways improvements along Court House Lane at Stack House Farm, Shipton by Beningbrough for Mr Mike Green

Permission Refused. The Committee found that the proposed development was sited in close proximity to existing farm buildings housing livestock. The Committee considered that the proposed

development was sited too close to the existing farm buildings which houses livestock. Given this, the Committee had concerns that there was a risk of odour and pests with additional fire risk due to storage of hay and straw near residential dwellings.

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

(The applicant's agent, Maria Boyce, spoke in support of the application.)

(Malcolm Galtrey spoke objecting to the application.)

The meeting closed at 4.10 pm

Chairman of the Committee