

Minutes of the meeting of the Planning
Committee held at 10.00 am on Thursday,
16th February, 2023 in the Council
Chamber, Civic Centre, Stone Cross,
Rotary Way, Northallerton, DL6 2UU

Present

Councillor P Bardon (in the Chair)

Councillor	D B Elders	Councillor	J Noone
	Mrs B S Fortune		A Robinson
	B Griffiths		M G Taylor
	K G Hardisty		D A Webster

Also in Attendance

Councillor	P A James	Councillor	S Watson
	M S Robson		

Apologies for absence were received from Councillors M A Barningham,
B Phillips and A Wake

P.23 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 19 January 2023
(P.21 - P.22), previously circulated, be signed as a correct record.

P.24 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) 21/02643/FUL - Construction of 6no poultry buildings, associated infrastructure, attenuation pond, new access track and hardstanding at Land North of Hag Lane, Raskelf for Mr Henry Dent

Defer to obtain further information on the proposals made by the applicant's agent in his verbal representations to the Committee in respect of the use of heat exchange units as an air quality mitigation measure and for further information on the highways and amenity impact.

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

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

Note: Councillor M S Robson arrived at 10.51am.
Councillor P A James left the meeting at 11.10am.

- (2) 22/01955/FUL - Application for proposed residential development comprising of 1No. bungalows with detached garage at Land Rear of Swale Reach, Catton for Mr & Mrs A & S Trueman

Permission Granted subject to a condition to retain the existing gravel access track. The Committee was satisfied that the proposed development would not have a detrimental impact on the character of the village and that it met the requirements of Policy E1.

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

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

(Barry Walmsley spoke on behalf of Catton Parish Meeting objecting to the application.)

(Linda Mason spoke objecting to the application.)

Note: The meeting adjourned at 11.35am and reconvened at 11.40am.

- (3) 22/02156/OUT - Application for Outline Planning Permission [with all matters reserved except access] for the construction of 21 no. dwellings at Land West of Dalton Motors, Dalton for Mr Hugh Roberts

Permission Granted

(The applicant's agent, Rob Crolla, spoke in support of the application.)

(Mr Wilson spoke objecting to the application.)

Note: Councillor M S Robson left the meeting at 12.04pm.

The meeting adjourned at 12.04pm and reconvened at 1.30pm.

Councillor S Watson arrived at the meeting at 1.30pm.

- (4) 22/01354/FUL – Proposed conversion of redundant building to a residential dwellinghouse at Ayton Firs Manor, Ayton Firs, Green Lane, Great Ayton for Mr N Flintoft

Permission Granted subject to an additional condition relating to biodiversity net gain.

(The applicant's agent, Steve Hesmondhalgh, spoke in support of the application.)

- (5) 22/02397/FUL - Application for the demolition of existing detached house, erection of new detached house, including landscape and driveway improvements. Installation of renewable technology and site habitat enhancements at Alcar Farm, Brownmoor Lane, Huby for Mr and Mrs Whitwam

Permission Granted. The Committee was satisfied that the scale, mass and appearance would not be detrimental to the character of the site.

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

(The applicant, Andy Whitwam, spoke in support of the application.)

- (6) 22/02609/MRC - Removal of condition 5 (Occupation) from previously approved application 05/00577/FUL - Revised application for the change of use of redundant agricultural building to holiday accommodation at Appletree Cottage, Lovesome Hill for Ms B Noda

Permission Granted subject to a condition restricting the permanent residential occupancy of the building to the applicant.

(The applicant's agent, Steve Barker, spoke in support of the application.)

(Michael Heasman spoke objecting to the application.)

Note: Councillor S Watson left the meeting at 2.44pm

- (7) 22/02147/FUL - Demolition of existing all purpose agricultural building and erection of a new dwelling at School Farm, Lead Lane, Nether Silton, Thirsk for Mr Mike Craddock

Permission Granted subject to an additional condition to require the submission of details of the materials and external colour of all windows and doors.

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

(Peter Mills spoke objecting to the application.)

Note: Councillor A Robinson left the meeting at 3.20pm.

The meeting adjourned at 3.20pm and reconvened at 3.30pm.

- (8) 22/01117/FUL - Application for continuation of site operations as a petrol station and retail shop (including deli element) to include food preparation area for sale on premises. Alterations to the arrangement for the provision of parking, manoeuvring with turning area at Will and Freddie's, North Road Garage, Shipton By Beningbrough for Mr Thomas Brooke

Defer to allow further consideration of relevant highways matters including signage.

- (9) 22/01288/ADV - Application for advertisement consent for 1No. site entry and 1No. exit non-illuminated signage for existing on-site business at Will and Freddie's, North Road Garage, Shipton By Beningbrough for Mr Thomas Brooke

Application withdrawn.

- (10) 22/02019/FUL - Proposed residential development comprising 35 dwellings (including 1 self-build plot), means of access, site infrastructure and associated landscaping at Land North of Stillington Social Club, York Road, Stillington for Mr D Gath

Permission Granted

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

The meeting closed at 3.53 pm