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Minutes of the meeting of the PLANNING COMMITTEE held at 1.30 pm on Thursday, 22nd June, 2017 at Council Chamber, Civic Centre, Stone Cross, Northallerton

Present

Councillor P Bardon (in the Chair)

Councillor	J Noone	Councillor	K G Hardisty
	M A Barningham		C Patmore
	D M Blades		C Rooke
	S P Dickins		D A Webster
	Mrs B S Fortune		

Also in Attendance

Councillor	Mrs J Watson	Councillor	S Watson
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Apologies for absence were received from Councillors B Phillips and A Wake

P.5 **MINUTES**

THE DECISION:

That the minutes of the meeting of the Committee held on 25 May 2017 (P.3 - P.4), previously circulated, be signed as a correct record.

P.6 **PLANNING APPLICATIONS**

The Committee considered reports of the Executive Director 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 Executive Director had delegated authority to add, delete or amend conditions and reasons for refusal.

In considering the report(s) of the Executive Director 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 Executive Director, unless shown otherwise:-

- (1) 17/00829/FUL - Extension to soft drinks factory with associated loading docks and circulation space and landscaping at Caw House, Conygarth Way, Leeming Bar for Cawingredients Ltd

PERMISSION GRANTED

- (2) 17/00757/FUL - Proposed storage barn at Prospect House, 22 Mill Lane, Leeming for Mr & Mrs Faith

PERMISSION REFUSED as no exceptional circumstance or essential requirement had been demonstrated for the construction of a building of this scale outside development limits.

The decision was contrary to the recommendation of the Executive Director.

(The applicant, Darren Faith, spoke in support of the application.)

(Brenden Howe spoke objecting to the application.)

- (3) 16/02124/OUT - Outline application for the construction of five dwellings with all matters except access reserved at Land south of Cricket Ground, Hornby Road, Great Smeaton for Mr G Tuer

PERMISSION GRANTED subject to an additional condition relating to archaeology

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

- (4) 16/02442/OUT - Outline application with details of access (all other matters reserved) for residential development of up to 75 dwellings at OS Field 9348, Back Lane, Great Broughton for Site Plan UK

PERMISSION REFUSED

(The landowner, Robert Cooper, spoke in support of the application.)

(Michael O'Neill spoke on behalf of Great Broughton Parish Council objecting to the application.)

(Charles Forgan spoke objecting to the application.)

- (5) 17/00585/FUL - Construction of eight house with garages and highway access at Land West of Paddock Close, Tollerton Lane, Huby for Northmead Developments Ltd

PERMISSION GRANTED

- (6) 16/01836/FUL - Construction of 25 dwellings at Land to the north of Hutton Fields and The Wickets, Garbutts Lane, Hutton Rudby for Mr R Baird

PERMISSION GRANTED subject to the satisfactory completion of a planning obligation to secure 40% of units (not less than 10) as affordable housing as defined by LDF policy.

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

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

(Dr Derek Simpson spoke objecting to the application.)

- (7) 17/00624/FUL - Conversion of and extension to existing bungalow to form two dwellings; alterations and extensions to two semi-detached cottages; and removal of vehicle repair workshop at Seven Lodge, Post Office Lane, Kirby Wiske for Mr Jason Hurley

PERMISSION GRANTED subject to receipt and consideration of a Yorkshire Water consultation response

(The applicant's agent, Timothy Crawshaw, spoke in support of the application).

- (8) 17/00625/LBC - Listed building consent for alterations and extensions to two semi-detached cottages at Seven Lodge, Post Office Lane, Kirby Wiske for Mr Jason Hurley

PERMISSION GRANTED

- (9) 17/01189/DPA - Demolition of Portal clad, steel framed building to provide additional car parking to evolution business centre at Unit 7, County Business Park, Darlington Road, Northallerton for Hambleton District Council

PERMISSION GRANTED

- (10) 17/00962/MRC - Removal of condition 9 (requirement for affordable housing provision) attached to 15/00905/OUT (Outline Planning Permission for the construction of 8 dwellings) at Chapel Farm, Pickhill for Mr Barningham

PERMISSION GRANTED

(The applicant's agent, Mike Powell, spoke in support of the application).

Disclosure of Interest

Councillor M A Barningham disclosed a personal interest and left the meeting prior to discussion and voting on this item.

- (11) 17/00794/FUL - Construction of one detached dwellinghouse and domestic garage at The Paddock, Sandhutton for Mr & Mrs Kane

PERMISSION GRANTED

- (12) 16/02364/REM - Reserved Matters application for 6no dwellinghouses and associated garages (considering access, appearance, layout and scale) relating to Outline Planning Application Permission ref: 15/00408/OUT - for residential development at Land north of The Paddocks, Main Street, Sessay for Daniel Gath Homes

DEFER for further consideration of drainage issues

(David Willoughby spoke on behalf of Sessay Parish Council objecting to the application.)

- (13) 17/00808/FUL - Change of land use to allow 59 pitches for touring caravans at Otterington Caravan Park, South Otterington for Mr G Dale

PERMISSION GRANTED

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

- (14) 16/02262/FUL - Demolition of two houses and construction of five detached dwellings with associated highway improvements and revised site access at Hillside, Wentworth Avenue, Thormanby for Mr & Mrs A Hogarth

PERMISSION GRANTED

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

(Philip Marwood spoke objecting to the application.)

- (15) 16/02527/OUT - Outline planning permission for construction of a detached two storey dwelling at The Old Byre, Church Street, Well for Mr & Mrs P Tolmie

PERMISSION GRANTED

The meeting closed at 5.15 pm

Chairman of the Committee