

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 27th October, 2022 in the Council Chamber, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU

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
	B Griffiths		A Wake
	K G Hardisty		D A Webster
	J Noone		

Also in Attendance

Councillor	P A James	Councillor	Mrs I Sanderson
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An apology for absence was received from Councillor B Phillips (morning session)

P.15 Minutes

The Decision:

That the minutes of the meeting of the Committee held on 29 September 2022 (P.13 - P.14), previously circulated, be signed as a correct record.

P.16 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) 22/00032/FUL - Conversion of former agricultural buildings to one farm workers dwelling for Mr and Mrs David Hugill at Dromonby Grange Farm, Kirkby in Cleveland

Permission Granted

- (2) 21/00730/FUL - Change of use and extension of existing agricultural building and land to mixed agricultural and commercial use for Mrs R Stephenson at Skate Beck Farm, Great Busby, TS9 5LB

Permission Granted subject to the conditions proposed by Environmental Health in relation to amenity and a condition for additional landscaping. The Committee was satisfied that, subject to the landscaping condition, the proposal would not have a harmful impact to character of the area. The Committee also found that there was an exceptional justification to grant the application having considered information regarding the lack of suitable alternative sites for this proposal due to the constraints on the applicant's existing business and the necessity for close proximity to its existing client base.

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

(The applicant's agent, Jonathan Saddington, spoke in support of the application.)

- (3) 21/02643/FUL - Construction of 6 no. poultry buildings, associated infrastructure, attenuation pond, new access track and hardstanding for Mr Henry Dent at Land north of Hag Lane, Raskelf

Defer to request the presence of a Local Highways Authority Officer at a Planning Committee meeting in order to answer questions on specific highways concerns and to obtain further information on the economic and amenity impact of the proposal.

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

(Keith Ibbotson spoke on behalf of Tholthorpe Parish Meeting objecting to the application.)

Note: The meeting adjourned at 11.37am and reconvened at 1.30pm.

Note: Councillor Mrs I Sanderson arrived at the meeting at 1.30pm.

- (4) 22/00739/FUL - Application for change of use of land for an additional 6no Gypsy/Traveller pitches comprising 6 no. static caravans, 6no day rooms, 6no touring caravans, and associated works for Ms C Bird at Land to the rear of The Workshop, Stokesley Road, Brompton

Permission Refused subject to an additional reason for refusal on the basis that the applicant failed to provide a non-mains foul drainage assessment in accordance with Policy RM1.

- (5) 22/00011/TPO2 - TPO three trees, objection received on behalf of the owner of Thirsk Furniture Products Ltd at Eastern Boundary, Unit B Johnson Way, Thirsk Industrial Park, Thirsk

That Tree Preservation Order 2022 No. 11 is not confirmed. The Committee was not satisfied that the trees had significant amenity value given their location and species and furthermore the Committee found that the trees were not under immediate threat of removal.

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

(The landowner, Chris Blair, spoke objecting to the confirmation of the Order.)

- (6) 22/00139/FUL - Revised application for construction of 2 No. free range egg units with associated hardstandings, feed bins, access roads, attenuation ponds and landscaping (amended scheme of 21/00794/FUL) for Mr Steven Tweddle at Land east of Pillrigg Lane track and south-east of Moor Lane, Thornton Le Beans

Permission Refused subject to an amendment to the first reason for refusal to include harm to the openness of the landscape; and additional

reasons for refusal in relation to the detrimental impact on amenity, light pollution, detrimental impact to amenity and highways safety for users (particularly pedestrians and cyclists) of Allerton Wath Road, potential pollution of the watercourse occurring from waste of roaming livestock and potential air pollution as a result of an inadequate ventilation system.

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

(Helen Hamilton spoke on behalf of Thornton le Beans Parish Council objecting to the application.)

(Fred Wachsberger spoke on behalf of Borrowby Parish Council objecting to the application.)

(David Brown and Norman Boden spoke objecting to the application.)

Disclosure of Interest

Councillor A Robinson disclosed a personal interest as a resident of Borrowby.

Note: Councillor Mrs I Sanderson left the meeting at 3.41pm

Note: The meeting was adjourned at 3.41pm and reconvened at 3.53pm

- (7) 22/00010/TPO2 - Hambleton District Council (Knayton With Brawith Parish Council) Tree Preservation Order 2022 No 10 at North of Stone House, Knayton Thirsk

That Tree Preservation Order 2022 No. 10 is confirmed

(The neighbour, Sarah Lane, spoke objecting to the confirmation of the Order.)

- (8) 18/00097/OUT - Outline Application (with all matters reserved) for the conversion of agricultural buildings to provide up to 3 residential dwellings for Newburgh Priory Estate at High Lions Farm, Yearsley, North Yorkshire, YO61 4SN

Permission Granted

(The applicant's agent, Lucy Stephenson, spoke in support of the application.)

- (9) 18/00144/OUT - Outline application for the redevelopment of the site for up to 9 residential dwellings (Class C) for Mr Stephen Wombwell at Oulston Hall, Oulston, North Yorkshire YO61 3RA

Permission Granted subject to the reserved matters application being brought back for determination by Planning Committee.

(The applicant's agent, Lucy Stephenson, spoke in support of the application).

(Nick Eleanor spoke on behalf of Oulston Parish Meeting objecting to the application.)

Note: Councillor P James left the meeting at 4.52pm

- (10) Item 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 (PG Lime Dalton Limited) at Eldmire Farm, Eldmire Lane, Dalton, YO7 3HE

Defer to allow for further consultation.

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

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

- (11) 22/02301/TPO - Works of reduction and maintenance work to trees subject of TPO 1959/07 and removal of two trees for Sowerby Parish Council at The Village Green, Front Street, Sowerby

Permission Granted

Disclosure of Interest

Councillor P Bardon disclosed a personal interest as Vice-Chairman of Sowerby Parish Council and left the meeting prior to discussion and voting on this item.

Councillor J Noone in the Chair.

Note: Councillor A Robinson left the meeting at 5.16pm

Councillor P Bardon returned to the meeting prior to any discussion and voting on Item 12 on the agenda (Councillor P Bardon in the Chair).

- (12) 21/02619/FUL - Demolition of all existing buildings and the construction of 10 no. dwellings for Mulgrave Developments Ltd at Shipton Service Station Main Street, Shipton by Beningborough

Permission Granted

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

The meeting closed at 5.30 pm

Chairman of the Committee