

Minutes of the meeting of the Planning Committee held at 10.00 am on Thursday, 22nd December, 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
	B Griffiths		A Wake
	K G Hardisty		D A Webster
	J Noone		

Also in Attendance

Councillor	S Watson	Councillor	D Hugill
	M S Robson		

P.19 **Minutes**

**The Decision:**

That the minutes of the meeting of the Committee held on 24 November 2022 (P.17 - P.18), previously circulated, be signed as a correct record.

P.20 **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) 22/01779/FUL - Construction of a single storey extension to existing dwelling. Replacement roof with flat roof to form a balcony at the rear elevation including the installation of French doors to the first floor. Construction of a detached summer house between the existing dwelling and garage at The Gables, Alne Station, York for Mr and Mrs Hutchinson

Permission Granted

- (2) 21/02227/FUL - Full planning application for construction 38no. residential dwellings with associated access, parking, landscaping and infrastructure. Amended Plans received 27.09.2022, 28.09.2022 and 19.10.2022 at Persimmons Phase 3, Land to the south of North Moor Road, Northallerton for Miss Keely Malcom

Permission refused. The Committee had concerns that the noise mitigation measures (in particular the bund and acoustic fence) would have an adverse impact on the character and visual amenity of the area and was not satisfied that those measures would be sufficient to reduce the noise impact to the proposed residential dwellings or to offer a suitable level of protection to the operation of Allerton Steel and the adjacent NHS building. The Committee also had concerns over the lack of provision of affordable housing on site in addition to the provision of suitable car parking spaces close to dwellings for EV charging.

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

- (3) 22/02147/FUL - Demolition of existing all-purpose agricultural building and erection of a new dwelling at School Farm, Lead Lane, Nether Silton for Mr Mike Craddock

Defer to allow for further consideration and discussion on the design of the proposed dwelling particularly relating to the north elevation.

(The applicant, Mike Craddock, spoke in support of the application.)

(Sandra Langthorne spoke on behalf of Siltons and Kepwick Parish Council objecting to the application.)

(Elizabeth Robson spoke objecting to the application.)

- (4) 22/02052/OUT - Application for Outline Planning Permission with some matters reserved (considering Access, Layout and Scale) for construction of 3no. Dwellings with associated garaging, access and parking at Land Adjacent Ainderby Villa for Mr NMF Jopling

Permission Granted. The Committee was satisfied that the proposed development met policy requirements in respect of sustainable development, housing mix and incremental growth within the village. The Committee concluded that the development would not have a harmful impact on the character or setting of the village.

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

- (5) 22/02051/OUT - Application for Outline Planning Permission with some matters reserved (considering Access, Layout and Scale) for construction of 2no. Dwellings with associated garaging, access and parking at Land to the West of the Old Hall for Mr NMF Jopling

Permission Granted. The Committee was satisfied that the proposed development met policy requirements in respect of sustainable development, housing mix and incremental growth within the village. The Committee found that the proposed development would not have a harmful impact on the character or setting of the village and that the presence of a pumping station near to the site would not have an adverse impact on future inhabitants of the development.

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

Note: The meeting adjourned at 12.06 and reconvened at 1.30pm.

Councillor S Watson arrived at the meeting at 1.30pm

- (6) 22/01486/OUT - Demolition of existing buildings and outline planning application for 4no dwellings (Use Class C3) with all matters reserved except access at Land to the South of Beck Lane, South Kilvington for Roberts / Christon

Permission Refused. The Committee concluded that the proposed access to the site was contrived and that the additional engineering works required to achieve the access would have a detrimental impact on the character and setting of the surrounding area. The Committee had concerns that the access would have an adverse impact on the existing property at the end of Beck Lane. The Committee also had concerns in respect of construction traffic accessing the site, the proximity to the flood plain, the impact the proposed development would have on flooding in the vicinity, sustainability, quality of design and accessibility.

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

(The applicant, Hugh Roberts, spoke in support of the application.)

(Mr David Wright spoke objecting to the application.)

Note: Councillor M S Robson arrived at the meeting at 1.44pm.

- (7) 22/02618/FUL - Change of use from hairdresser to beautician and hairdressers at 1 Sowerby Road, Sowerby for Mr Peter Bardon

Permission Granted

#### **Disclosure of Interest**

Councillor P Bardon disclosed a pecuniary interest as the applicant and left the meeting prior to discussion and voting on this item.

Councillor J Noone in the Chair.

Note: Councillor P Bardon returned to the meeting prior to any discussion and voting on Item 8 on the agenda (Councillor P Bardon in the Chair).

- (8) 22/00166/FUL - Demolition of existing structures and construction of 9no dwellings and associated parking and landscaping at Land to the south of Station Road, Thirsk for Frontline Estates Ltd

Permission Granted

(Yvonne Hewson spoke objecting to the application.)

- (9) 22/00287/FUL - Construction of a dwelling for accommodation of adult with disabilities and comprising additional accommodation for a carer when required at Stamford Farm, West Rounton for Mr and Mrs Gaudie

Permission Granted

(The applicant, Mr William Gaudie, spoke in support of the application.)

Note: Councillor D Hugill arrived at the meeting at 2.45pm.

Councillor S Watson left the meeting at 2.47pm.

- (10) 21/01011/MRC - Variation of Conditions attached to Planning Appeal Application Reference Number: APP/G2713/W/20/3252056 - Application for removal of Condition 1 relating to planning appeal APP/G2713/W/16/3164515 (Hambleton application 16/00262/FUL) - Retrospective application for the use of land as a private gypsy site for one family at Rosie's Ranch, Busby Lane, Great Busby for Mr J Stephenson

Permission Granted subject to an amendment to Condition 1 to further restrict occupation to a single household and additional conditions in respect of external lighting and landscaping.

Note: Councillor D Hugill left the meeting at 3.16pm.

- (11) 22/01955/FUL - Application for Proposed residential development comprising of 2No. bungalows with detached garage[s] at Land rear of Swale Reach, Catton Village, Catton for Mr and Mrs A and S Trueman

Defer to allow for further consideration to seek to reduce the number of bungalows from two (as proposed) to one.

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

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

(Linda Mason spoke objecting to the application.)

The meeting closed at 3.45 pm

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Chairman of the Committee