

At a Virtual Meeting of the
Planning Committee of the
Richmondshire District Council
held on Tuesday, 6 April 2021 at
6.30 pm.

- Present:** Councillor John Amsden (Chairman).
Councillors Lorraine Hodgson, Angie Dale, Campbell Dawson,
Kevin Foster, William Heslop, Patricia Middlemiss, Ian Threlfall and
Jimmy Wilson-Petch.
- Officers:** Bart Milburn (Planning Manager), Ian Nesbit (Planning Team Leader),
Sarah Holbird (Democratic Services Officer) and Edward Maxwell
(Democratic Services Officer).
- In Attendance:** Councillors Richard Ormston, Philip Wicks and Clive World; and 11
members of the public.

P67/20 Minutes - 2 March 2021

That the Minutes of the meeting held on 2 March 2021 be signed and
approved as an accurate record.

P68/20 Public Speaking and Question Time

Public statements were submitted by the following and were read out
where appropriate prior to the item concerned:

- (a) Mr A Stoddard (in relation to Minute P71/20)
- (b) Mr G & Mrs L Cornish (in relation to Minute P72/20)
- (c) Mr J & Mrs J Capewell (in relation to Minute P72/20)
- (d) Mr K Ayrton (in relation to Minute P73/20)
- (e) Ms G Andrews & Mr D Henderson (in relation to Minute P74/20)
- (f) Ms D Caygill (in relation to Minute P74/20)

Copies of all public statements are available for inspection from
Democratic Services.

P69/20 Declarations of Interest

There were no declarations of interest reported at the meeting.

P70/20 Declarations of Lobbying

Councillor Lorraine Hodgson declared that she had been lobbied in
relation to Minutes P71/20.

Councillors Angie Dale, Kevin Foster and Lorraine Hodgson declared
that they had been lobbied in relation to Minute P72/20.

Councillors Lorraine Hodgson and Patricia Middlemiss declared that
they had been lobbied in relation to Minute P74/20.

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P71/20 Outline Application for Residential Use of Brownfield Site for 50 Residential Units (As Amended – Revised Plans and Ecology Survey received by Richmondshire District Council on 5th July 2019; Revised Indicative Proposed Site Plan and Apartment Block Plans received by Richmondshire District Council on 16th March 2020 and a Drainage Impact Assessment received by Richmondshire District Council on 30th October 2020), Land North of Heatherdene, Heatherdene Road, Catterick Garrison - 18/00433/OUT

The Planning Manager submitted a written report which set out details of the proposals, a description of the site and its surroundings, a summary of planning policy and planning history, details of views expressed by consultees, a summary of all the relevant planning issues and recommended planning conditions and informatives.

A copy of additional correspondence/documentation received and updated recommendations had been circulated prior to commencement of the meeting.

Members raised concerns regarding a heavily used cut through across the site into Coronation Park. Officers agreed to explore the possibility of a formal footpath connection from the site to Coronation Park with the potential for it to be included as part of the approved layout at reserved matters stage.

- Resolved:**
- (a) That delegated authority be given to the Planning Manager to grant outline planning permission for the reasons summarised at paragraph 8.1 of the report upon completion of an Agreement under Section 106 of the Town and Country Planning Act to deliver:
 - (i) arrangements in perpetuity for the provision of the 12 affordable apartments on site with completion phased alongside the completion of market dwellings;
 - (ii) payment of an additional financial contribution to meet the full 'policy compliant' 40% provision.
 - (iii) Arrangements for the future management and maintenance of the open space/play area to be provided as part of the development.
 - (b) In addition to standard planning conditions covering matters including submission and approval of specific details of works; ensuring implementation of the development in accordance with the approved particulars and plans, etc. the following specific matters be covered by conditions imposed on the grant of this permission, including:
 - Conditions as recommended by the Highway Authority
 - Development to be carried out in accordance with the details shown on the submitted Flood Risk Assessment.
 - Details to be submitted of the design and associated

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management and maintenance of the surface water drainage scheme, including provision to ensure that surface water run-off from a 1 in 100 year rainfall event (including provision for climate change and 'urban creep') will not exceed the run off from the undeveloped site following the corresponding rainfall event. The scheme shall be supported and evidenced with percolation testing undertaken in the site to assess the possibility of infiltration as a means of disposing of surface water.

- An assessment of risks posed by contamination (including an assessment of the risk and any mitigation measures relating to the protection of the local water environment) to be submitted and approved prior to the commencement of development. The development not to be occupied until the approved remediation scheme has been implemented and verified.
- Provision for dealing with any contamination found during the course of development that was not previously anticipated.
- Environmental Health recommended conditions, including the submission of a Construction Management Plan (CEMP), approval and implementation including a scheme for the control of noise and dust during construction works.
- Implementation of ecological mitigation measures, including the submission, approval and implementation of a BEMP and CEMP.
- Submission and approval of details of a lighting scheme to minimise impacts from light pollution.
- Submission and approval of a scheme for maximising carbon savings and for the submission and approval of an energy statement.
- Details of crime prevention measures (based on the recommendations of North Yorkshire Police) to be submitted and approved alongside any reserved matters application.
- The submission of a tree survey and tree/hedgerow retention plan prior to the submission of the reserved matters application.
- The conditions recommended by Yorkshire Water, including in relation to the protection of the pipeline within the site.
- A condition stating that the scale of the apartment buildings (to be agreed at reserved matters) shall be no more than two stories in height.
- Details of the location of the LAP and other outdoor space, including the equipment and landscaping proposed in these areas of open space/play.
- A condition requiring the implantation of the proposed housing/apartment mix.
- Details of the foul drainage scheme.
- A requirement for the submission of information to show that the development would not have an impact on the water supply of local residents prior to the commencement of the development.
- A condition requiring the apartments to meet current national space standards.
- Any other recommended conditions within section 7 of this report.

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P72/20 Full Planning Permission to Rebuild Service Station Following Fire Resulting in Full Demolition Under Building Control Dangerous Structure Notice as Amended by Email and Revised Plans Received 24th February 2021, 21-23 Victoria Road, Richmond - 20/00895/FULL

The Planning Manager submitted a written report which set out details of the proposals, a description of the site and its surroundings, a summary of planning policy and planning history, details of views expressed by consultees, a summary of all the relevant planning issues and recommended planning conditions and informatives.

A copy of additional correspondence/documentation received and updated recommendations had been circulated prior to commencement of the meeting.

Resolved: That:

- (a) conditional planning permission be granted for the reasons summarised at paragraph 8.1 of the report; and
- (b) condition 5 relating to the opening hours of the fuel station and shop premises be amended to restrict opening to 6am – midnight Monday-Saturday and 6am – 10 pm Sunday.

P73/20 Full Planning Permission for the Change of Use of Land for the Siting of Tourist Accommodation as Additional Information Received 22.1.21 (Ecology Report), Carlton Grange, Carlton - 22/00244/FULL

The Planning Manager submitted a written report which set out details of the proposals, a description of the site and its surroundings, a summary of planning policy and planning history, details of views expressed by consultees, a summary of all the relevant planning issues and recommended planning conditions and informatives.

A copy of additional correspondence/documentation received and updated recommendations had been circulated prior to commencement of the meeting.

Resolved: That:

- (a) conditional planning permission be granted for the reasons summarised at paragraph 8.1 of the report; and
- (b) delegated authority be given to officers, in consultation with the Chairman and Vice-Chairman, for the imposition of any other conditions in addition to the list of recommended planning conditions

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within section 10 of the report, as amended in the additional documentation and update recommendations document, and/or any minor amendments to the wording of the approved conditions.

P74/20 Full Planning Permission for Single Storey Side and Rear Extensions to Provide Utility, Garden Room, Kitchen Diner and Dormer Extension to Provide Two Bedrooms, 77 Darlington Road, Richmond - 20/00876/FULL

The Planning Manager submitted a written report which set out details of the proposals, a description of the site and its surroundings, a summary of planning policy and planning history, details of views expressed by consultees, a summary of all the relevant planning issues and recommended planning conditions and informatives.

A copy of additional correspondence/documentation received and updated recommendations had been circulated prior to commencement of the meeting.

Resolved: That:

- (a) conditional planning permission be granted for the reasons summarised at paragraph 8 of the report; and
- (b) delegated authority be given to officers, in consultation with the Chairman and Vice-Chairman, for the imposition of any other conditions in addition to the list of recommended planning conditions within section 10 of the report, and/or any minor amendments to the wording of the approved conditions.

P75/20 ♦ Local Plan Review - Preferred Options Consultation

The Planning Manager submitted a written report which sought approval for the Local Plan 2018 – 2039 Preferred Options Consultation to begin in April 2021.

Resolved: That the Preferred Options Policies be recommended to Council for approval for consultation to begin in April 2021.

The meeting concluded at approximately 8.50 pm.