

North Yorkshire Council

Richmond (Yorks) Area Planning Committee

Minutes of the meeting held on Thursday, 12 March 2026 commencing at 10.00 am.

Councillor David Webster in the Chair plus Councillors Kevin Foster, David Hugill, Karin Sedgwick and Steve Watson.

Officers present: John Worthington, Development Services Manager, Liam Timmins, Planning Officer; Frances Maxwell, Solicitor; and Vicky Davies, Senior Democratic Services Officer .

Copies of all documents considered are in the Minute Book

40 Apologies for Absence

An apology for absence was received from Councillor Moorhouse.

41 Minutes for the Meeting held on 19 February 2026.

The minutes of the meeting held on Thursday, 19 February 2026 were confirmed by Members and signed by the Chair as an accurate record.

42 Declarations of Interests

The Chair, Councillor David Webster declared an interest in that application ZD25/00383/FULL had been mentioned to him by the applicant. However, he had an open mind and had not pre-determined the application.

Planning Application

The Committee considered a report from the Head of Development Management – Community Development Services relating to an application for planning permission.

In considering the report of the Head of Development Management – Community Development Services, regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations.

43 ZD25/00383/FULL - Full planning permission for construction of 1 no. dwelling and change of use for part of the site from paddock to domestic at High Bank Farm Cleasby Road, Stapleton, Darlington, North Yorkshire DL2 2QE on behalf of Mr and Mrs Thompson.

Considered :-

The Head of Development Management – Community Development Services sought determination of a full planning application for 1 no dwelling and change of use for part of

the site from paddock to domestic use on land at High Bank Farm, Stapleton, Darlington, North Yorkshire DL2 2QE. In accordance with the Council's adopted governance procedures, the application had been referred to Committee because the applicant is a North Yorkshire Councillor and also a member of the Richmond (Yorks) Area Planning Committee. The application was recommended for refusal as it was contrary to the Richmondshire Local Plan 2012-2028 Core Strategy (adopted 9 December 2014) and the National Planning Policy Framework.

There were no public speakers.

During consideration of the above application, the Committee discussed the following issues:

- No objections had been received from the Parish Council or members of the public.
- Concern regarding the principal of development due to its location outside defined limits.
- The operation of development boundaries within the local plan hierarchy.
- The housing supply of the settlement had already been exceeded.
- Polices could be deviated from if the development was of exceptional design.
- Consideration of further discussions with the planning team and conditions.
- Insufficient ecological, landscaping and arboricultural information.

The Decision :-

That consideration of the planning application is DEFERRED for the following reasons: to allow the applicant to provide further information, regarding design and landscaping and the submission of additional arboricultural and ecological information.

Voting Record

A vote was taken and the motion was declared carried unanimously.

44 Any other items

There were no urgent items of business.

45 Date of Next Meeting

Thursday, 9 April 2026 at 10.00am at a venue to be agreed.

The meeting concluded at 10.38 am.