

North Yorkshire Council

Richmond (Yorks) Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 12th October, 2023 commencing at 10.00 am.

Councillor David Webster in the Chair. plus Councillors Tom Jones, Heather Moorhouse, Stuart Parsons, Angus Thompson and Steve Watson.

In attendance: Councillors .

Officers present: Martin Grainger, Head of Development Management, Peter Jones, Development Manager - North, Fiona Hunter, Development Management Team Leader, Ian Nesbit, Senior Planning Officer, Laura Venn, Legal Manager, Harriet Westwood and Penny Noake.

Apologies: Councillor Karin Sedgwick. .

Copies of all documents considered are in the Minute Book

44 Apologies for Absence

Apologies noted (see attendance details).

45 Minutes for the Meeting held on Thursday, 14th September 2023

The minutes of the meeting held on Thursday, 14th September 2023 were confirmed and signed as an accurate record, subject to amendments to the bullet points of discussion at Item 37 – Application 22/00136/FULL to show that development is not within walking distance of the town and the decision at Item 40 – Application 20/02047/OUT to request that Area 2 Highways engage with the parish council in relation to the highways and bridges.

46 Declarations of Interests

There were no declarations of interest.

47 Opposed Public Path Order (a Public Path Diversion Order) relating to public rights of way at Thimbleby

Considered:-

The Assistant Director Integrated Passenger Transport, Licensing, Fleet, Harbours and Countryside Access – Environment Services sought direction what stance the Authority should take in its submission to the Secretary of State in relation to the confirmation of the opposed public footpaths 10.146/013, 10.146/015 & 10.146/200 and public bridleway 10.146/016 at Thimbleby Grange, Thimbleby Diversion Order 2023.

The applicant's agent, Diane Baines, spoke in support of the application.

During consideration, the Committee discussed the following issues:-

- The dangers posed to members of the public from agricultural operations in farmyards.
- That the proposed diversion was an improvement to the route of the current footpath and bridleway.

The decision:-

- (a) That the Diversion Order be supported and submitted to the Secretary of State for a decision on confirmation as an opposed Order.
- (b) That the Corporate Director of Environment be given delegated authority to make representations to the Secretary of State.

Voting Record

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

48 23/00085/OUT - Outline Planning Application (with all Matters Reserved Except Access) for the Erection of 15 No. Residential Dwellings at Land off Wild Hill Lane, Hunton

Considered:-

The Assistant Director Planning – Community Development Services sought determination of an outline planning application (with all matters reserved except access) for the erection of 15 no. residential dwellings at Land off Wild Hill Lane, Hunton.

Mark Newsam spoke objecting to the application.

Wendy Knight spoke on behalf of Hunton Parish Council objecting to the application.

The applicant's agent, Eric Bainbridge, spoke in support of the application.

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

- Clarification was sought on the details of the drainage proposals, the implications of the topography, the capacity of the drainage ditch and the flood implications from the site.
- The percentage and housing mix of affordable units on the site was welcomed and the Committee sought assurance that this would not be diluted to ensure viability. The definitive route of the public footpath indicated to provide safe connectivity to the village as this appears to go through the gardens and buildings of nearby houses meaning occupants would have to use Wild Hill Lane to access the village on foot.
- The minimum number dwellings having already been delivered during this plan period within the sub area.

The decision:-

That the application be DEFERRED for further clarification on the drainage proposals, access arrangements, educational needs and the current level of affordable housing in Hunton.

Voting Record

A vote was taken and the motion was declared carried with 5 for and 2 against.

49 22/00730/FULL - Full planning permission for the erection of 5no. dwellings, creation of access and landscaping at Land at Station Road, Scorton for Rothstone and Torsion Homes

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for full planning permission for the erection of 5no. residential dwellings, creation of access and landscaping at land at Station Road, Scorton.

Ian Threlfall spoke on behalf of Scorton Parish Council objecting to the application.

The applicant's agent, Matthew Mortonson, spoke in support of the application.

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

- The location of the site, its visibility from the highway on the approach into the village and the location of the water pipe which sets the development back, providing a green corridor.
- The former designation of the area as a landscape site within a previous Local Plan and the weight it can be given in determining the application. Members were advised the application should be considered based on the current Local Plan and no weight should be given to a previous plan.
- The proposed layout of the site and its suitability.

The decision:-

That planning permission be **GRANTED** subject to the conditions set out in section 12 of the report.

Voting Record

A vote was taken and the motion was declared carried with 4 for and 3 against.

50 22/00583/FULL - Full Planning Permission for the Creation of 5 New Dwellings and Access on Agricultural Land at Land Adjacent to Runnymede, Leyburn - REPORT WITHDRAWN

The report was withdrawn prior to the meeting and was not considered.

Note: Cllr Parsons left the meeting at 11.30am.

Note: The meeting was adjourned at 11.30am and reconvened at 1.30pm.

Note: Cllr Bryn Griffiths entered the meeting at 1.30pm.

51 22/02741/FUL - Application for Planning Permission for the Construction of a New 2 Bed Dwelling with a Shop/Post Office and Change of Use of an Existing Shop/Post Office to Residential Use - as amended (revised plans/documents received by the Local Planning Authority on 16.05.2023) at Village Shop and Post Office, Front Street, Appleton Wiske for Antony Marsay

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for the construction of a new 2 bed dwelling with a Shop/Post Office and Change of Use of an Existing Shop/Post Office to Residential Use – as amended (revised plans/documents received by the Local Planning Authority on 16.05.2023) at Village Shop and Post Office, Front Street, Appleton Wiske

Simon Cooper spoke objecting to the application.

Derek Partington spoke on behalf of Appleton Wiske Parish Council supporting the application.

The applicant's agent, Richard Stephenson, spoke in support of the application.

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

- The impact the loss of the shop/post office would have on Appleton Wiske and the surrounding villages.
- The highways implications of the shop/post office.
- The impact on neighbouring properties.

The decision:-

Contrary to Officer recommendations the Committee indicated that they were **MINDED TO GRANT** planning permission, with delegation of the decision with the relevant conditions to the Chief Planning Officer for the following reason:-

- (a) The Committee was satisfied that due to the current location of the Post Office/shop the highways safety concerns would not be compromised any further by the proposed development.

Voting Record

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

52 23/00625/FUL - Proposed change of use of agricultural and amenity building including alterations to west elevation to a wedding venue with associated parking facilities and new access along with the formation of passing places on the highway subject to report received on 22 August 2023 at Sedgfield House, Ainderby Steeple, Northallerton, DL7 9JY for Stuart Tweddle

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for a proposed change of use of agricultural and amenity building including alterations to west elevation to a wedding venue with associated parking facilities

and new access along with the formation of passing places on the highway subject to report received on 22 August 2023 at Sedgefield House, Ainderby Steeple, Northallerton.

Giles Chaplin, Lister Haigh spoke on behalf of the objectors to the application.

Charles Duffield spoke on behalf of Warlaby Parish Meeting objecting to the application.

Andrew Thompson, Ainderby Steeple Parish Council spoke on behalf of Ainderby Steeple Parish Council in support of the application.

The application, Catherine Tweddle, spoke in support of the application.

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

- The impact of the additional traffic on the highway and the safety of users.
- The Committee sought further information on the size of the passing places to be delivered.

The decision:-

That planning permission be **GRANTED** subject to the conditions as set out in section 12 of the report and the additional condition shown below.

Voting Record

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

Additional Condition

Condition 18: The proposed bund detailed on the landscaping plan shall be implemented before first use of the new access. The bund shall be maintained in perpetuity.

Reasons: To protect the amenity of neighbouring occupiers in accordance with Policy E2.

53 ZB23/01360/FUL - Change of use of domestic extension to mixed use for domestic use and holiday let at Sedgefield House, Ainderby Steeple, Northallerton for Stuart Tweddle

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for a change of use of domestic extension to mixed use for domestic use and holiday let at Sedgefield House, Ainderby Steeple, Northallerton.

Giles Chaplin, Lister Haigh spoke on behalf of the objectors to the application.

The application, Catherine Tweddle, spoke in support of the application.

The officer recommendations were proposed and seconded without debate.

The decision:-

That planning permission be **GRANTED** subject to the conditions set out in section 12 of

the report.

Voting Record

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

54 20/02047/OUT - Application for outline planning permission with some matters reserved (except for access) for the demolition of existing buildings and erection of up to 32 dwellings, with public open space, landscaping, and sustainable drainage system (SuDS) and vehicular access point from The Avenue at Prices Paving and Tiles Limited, The Manor House, Snape for Prices Paving & Tile Ltd

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for outline planning permission with some matters reserved (except for access) for the demolition of existing buildings and erection of up to 32 dwellings, with public open space, landscaping, and sustainable drainage system (SuDS) and vehicular access point from The Avenue at Prices Paving and Tiles Limited, The Manor House, Snape.

David Smith spoke objecting to the application.

John Duck spoke on behalf of Snape Parish Council supporting the application.

The applicant's agent, Steven Hesmondhalgh, spoke in support of the application.

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

- The proposed access arrangements, with the preferred option being the reduction in the pillar and that all avenues to bring this option forward be explored fully before the alternative is progressed.

The decision:-

That:

- a) planning permission be **GRANTED** subject to the conditions set out in section 12 of the report, as amended and the additional condition shown below.
- b) a section 106 agreement be completed to ensure provision of affordable housing along with management of the Sustainable Drainage and Public Open Space as necessary.

Voting Record

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

Amended Conditions

Condition 15: Prior to the commencement of development, a scheme for the delivery of improved sight lines at the junction of the application site and The Avenue shall be submitted to and agreed upon by the local planning authority. This will take the form of either the reduction of the pillar and wall to the west of the site access or a white lining solution that will improve the movement of the site junction northwards in order to achieve

an improved level of site visibility. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety.

Condition 17: No demolition or construction for any phase of the development shall take place until a Construction Phase Management Plan for that phase relating to the programme of demolition and construction works has been submitted to, and approved in writing by, the Local Planning Authority. The approved Construction Phase Management Plan be adhered to throughout the construction period for the phase.

The plans shall include, but not be limited, to arrangements for the following in respect of each phase of the works:

- (i) Protection of carriageway and footway users at all times during demolition and construction
- (ii) Erection and maintenance of hoardings, including decorative displays, security fencing and scaffolding on/over the footway and carriageway and facilities for public viewing where appropriate
- (iii) Protection of contractors working adjacent to the highway
- (iv) Measures to manage the delivery of materials and plant to the site, including routing and timing of deliveries
- (v) Loading and unloading of materials and plant
- (vi) Storage of plant and materials used in constructing the development
- (vii) Wheel washing facilities
- (viii) Measures to control the emission of dust and dirt during construction
- (ix) Storage of plant and materials used in constructing the development
- (x) Removal of materials from site including a scheme for recycling/disposing of waste resulting from demolition and construction works
- (xi) The protection of trees
- (xii) The parking of contractors' site operatives and visitor's vehicles; and
- (xiii) A program for the works
- (xiv) Construction times on site including site deliveries
- (xv) Management of surface water during construction

Reason: In the interest of public safety and amenity.

55 Any other items

There were no urgent items of business.

56 Date of Next Meeting

Thursday, 9 November 2023 at 10.00am at Mercury House, Richmond.

The meeting concluded at 4.00 pm.