

# North Yorkshire Council

## Richmond (Yorks) Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 14th September, 2023 commencing at 10.00 am at Mercury House, Richmond.

Councillor David Webster in the Chair. plus Councillors Bryn Griffiths (substitute for Councillor Stuart Parsons for Item 4 only, Minute 37 refers), Heather Moorhouse, Stuart Parsons, Karin Sedgwick, Angus Thompson and Steve Watson.

Officers present: Bart Milburn, Planning Manager, Peter Jones, Development Manager - North, Fiona Hunter, Development Management Team Leader and Laura Venn, Legal Manager, Alexander Gardner, Improvement Manager (Area 1) and Sarah Holbird, Democratic Services Officer.

In attendance: Councillor Bryn Griffiths for Items 1-3, 6-10 and Councillor Stuart Parsons for Item 4.

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**Copies of all documents considered are in the Minute Book**

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### **34 Apologies for Absence**

Apologies noted (see above).

### **35 Minutes for the Meeting held on Thursday, 10th August 2023**

The minutes of the meeting held on Thursday, 10<sup>th</sup> August 2023 were confirmed and signed as an accurate record.

### **36 Declarations of Interests**

All Members of the Committee declared that they had been lobbied in respect of items 4 and 5 on the agenda in that they had received correspondence direct from interested parties.

### **Planning Applications**

The Committee considered reports of the Assistant Director Planning – Community Development Services 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 conditions 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.

In considering the report(s) of the Assistant Director Planning – 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. 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.

**37 22/00136/FULL - Hybrid Planning Permission for 29 Dwellings and 3 Self/Custom Build Plots together with associated Open Space and Infrastructure at Hurgill Stables, Hurgill Road, Richmond, DL10 4TA**

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a hybrid planning application for 29 dwellings and 3 self/custom build plots together with associated open space and infrastructure at Hurgill Stables, Hurgill Road, Richmond. This application was submitted for Committee decision due to raising significant material planning considerations.

Tom Pearson spoke objecting to the application.

Ian Woods spoke on behalf of Richmond Town Council objecting to the application.

Councillor Stuart Parsons as Division Member spoke objecting to the application.

The applicant's agent, Kevin Ayrton, spoke in support of the application.

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

- The proximity of the application site to the built line of the town and its impact on the surrounding landscape.
- The provision of footpaths and what currently exists, due to the development site not being in walking distance of the town.

The decision:-

That contrary to Officers recommendations planning permission be **REFUSED**.

Voting Record

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

Reason:-

The Committee's reasons for refusing the application are as set out below:

- (i) The development will have an unacceptable impact on the surrounding landscape, heritage assets and the approach to and from the town, contrary to CP4 and CP12.

Note: Councillor Bryn Griffiths left the meeting at 10.50am.

Note: The meeting was adjourned at 10.50am and reconvened at 11.30am.

Note: Councillor Stuart Parsons took his seat on the Committee at 11.30am and considered all of the following applications.

**38 22/00063/FUL - Full Planning Permission (including Change of Use) for 12 Holiday Lodges, Installation of Package Treatment Plant and Amended Access to Easby Park Field between Southern Junction at Easby Access Road and Easby**

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for 12 holiday lodges, installation of package treatment plant and amended access at Easby Park Field between Southern Junction of Easby Access Road and Easby.

John Clark spoke objecting to the application.

Graham Berry spoke on behalf of Easby Parish Meeting objecting to the application.

The applicant's agent, Jeremy Lambe, spoke in support of the application.

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

- The form of occupation of the lodges, making it clear that the lodges should be for holiday let only and not permanent residential purposes.
- Road safety and highways issues based on consultee responses, in particular the provision of the passing places.
- The impact of the proposed package treatment plant on the water supply of nearby properties and the requirement for an Environmental Permit.

The decision:-

That planning permission be **GRANTED** subject to the conditions set out in section 12 of the report and additional conditions for foul drainage and ecological walkover, together with condition 12 to be updated to reflect best practice and ensure enforceability.

Voting Record

A vote was taken and the motion was declared carried with 5 for and 1 against.

Additional Conditions

Condition 13: Details of foul drainage to be agreed pre-commencement including an environmental permit, if required.

Condition 14: Prior to commencement of development an ecology walkover be carried out and if needed, mitigation be undertaken.

Condition 15: Delegated authority be given to officers to review best practice for holiday use conditions and update condition 12 accordingly.

Note: The meeting was adjourned at 12.10pm and reconvened at 1.30pm.

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

**39 21/030001/FUL - Application for the construction of a 100 per cent affordable housing scheme consisting of 53 dwellings (additional and amended plans and documents received by the Local Planning Authority on 30th and 31st March 2023) on Land to the rear of 56 Ainderby Road, Romanby**

The report was withdrawn prior to the meeting, following receipt of Counsel Opinion with regard to the application of policy HG4, further consideration is necessary. In addition, amendments to the layout have proven necessary to meet Highways requirements and further consultation may be necessary.

**40 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, Bedale, North Yorkshire, DL8 2SZ**

Considered:-

The Assistant Director Planning – Community Development Services sought determination of an outline planning application 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 systems (SuDS) and vehicular access point from The Avenue at Prices Paving and Tiles Limited, The Manor House, Snape, Bedale.

David Smith spoke objecting to the application.

John Duck spoke on behalf of Snape with Thorp Parish Council objecting to the application.

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

- The amount of affordable housing and how this fits with policy. They were advised that the scheme is policy compliant and exceeds the required level, the Section 106 Agreement will provide certainty, with any reduction in the number changing the planning balance.
- The recommended highways changes to increase the visibility splay and their acceptability based on the impact to the existing road network.
- The potential flooding implications from development of the site and the operation of the pumping station.

The decision:-

That the application be **DEFERRED** and Area 2 Highways be asked to contact the Parish Council to discuss ongoing issues with the highways and bridges.

Voting Record

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

Reason:-

The Committee agreed that the application should be deferred to seek further information on the drainage proposals together with information on traffic numbers and speeds in the village.

**41 22/00127/REM - Application for approval of reserved matters (considering appearance, landscaping, layout and scale) following approval 19/02101/OUT for outline planning application with all matters reserved (excluding access) for the construction of up to 25 no. residential dwellings at White House Farm, Stokesley, TS9 5LE**

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for approval of reserved matters for the construction of up to 25 no. residential dwellings at White House Farm, Stokesley.

Councillor Bryn Griffiths as Division Member spoke in objection to the types and tenures proposed in the application.

The applicant's agent, Martin Bonner, spoke in support of the application.

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

- The mix of housing types and tenures, including the provision of affordable housing.
- The current condition of the site in relation to the surrounding area.

The decision:-

That the reserved matters for appearance, landscaping, layout and scale be **APPROVED** subject to the conditions, as amended set out in paragraph 12 of the report and the additional conditions shown below.

Voting Record

A vote was taken and the motion was declared carried with 5 for and 1 against.

Amended Conditions

Condition 2: Approved Plans

The permission hereby granted shall not be undertaken other than in complete accordance with the following plans:

BH20002-APP-94-XX-DR-C-2020-S1 P03  
BH20002-APP-94-XX-DR-C-2100-S1 P02  
BH20002-APP-XX-00-DR-A-200 P2  
BH20002-APP-XX-00-DR-A-001 P8  
BH20002-APP-XX-00-DR-A-050-P2  
BH20002-APP-XX-00-DR-A-051 P6  
BH20002-APP-90-DR-C-2400 P03  
BH20002-APP-90-M3-C-3000 P03  
BH20002-APP-XX-00-DR-A-101 P3  
EDS 07-0102.05 Version D  
BH20002-APP-XX-00-DR-A-100 P3  
BH20002-APP-XX-00-DR-A-108 P3  
BH20002-APP-XX-00-DR-A-106 P4  
BH20002-APP-XX-00-DR-A-103 P3 C002-A  
BH20002-APP-94-XX-DR-C-7200 P02

BH20002-APP-XX-00-DR-A-104 P3  
BH20002-APP-XX-00-DR-A-105 P3  
BH20002-APP-XX-00-DR-A-1001 P1  
BH20004\_APP\_ZZ\_XX\_DR\_A\_300 P1  
BH20004\_APP\_ZZ\_XX\_DR\_A\_S01\_301 P1  
BH20002-APP-XX-00-DR-A-107 P4  
0401 P5  
EDS-07-0102.05 Version A  
LL01 Rev.F  
P21042 ENGSTC  
0402 P1  
0403 P1  
0404 P1  
DRA 120 P1 (garage detail)

Reason: To ensure that the development is carried out in accordance with the approved plans listed above.

#### Additional Conditions

Condition 6: Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority. The development must only be carried out in compliance with the approved engineering drawings.

Reason: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users

Condition 7: No part of the development to which this permission relates must be brought into use until the carriageway and any footway or footpath from which it gains access is constructed to binder course macadam level or block paved (as approved) and kerbed and connected to the existing highway network with any street lighting installed and in operation. The completion of all road works, including any phasing, must be in accordance with a programme submitted to and approved in writing with the Local Planning Authority before any part of the development is brought into use.

Reason: To ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of all prospective highway users.

Condition 8: No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

## **42 Any other items**

There were no urgent items of business.

**43 Date of Next Meeting**

10.00am, Thursday 12<sup>th</sup> October 2023 – Civic Centre, Northallerton

The meeting concluded at 2.55 pm.