

North Yorkshire Council

Richmond (Yorks) Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 11th May, 2023 commencing at 10.00 am at Northallerton Civic Centre

Councillor David Webster in the Chair. plus Councillors Caroline Dickinson, Bridget Fortune, Bryn Griffiths (substitute), Heather Moorhouse, Karin Sedgwick and Steve Watson.

Officers present: Peter Jones, Bart Milburn, Catriona Gatrell, Ian Nesbit and Sarah Holbird.

Copies of all documents considered are in the Minute Book

9 Apologies for Absence

There were no apologies for absence. Councillor Bryn Griffiths attended as a substitute for Councillor Stuart Parsons.

10 Minutes for the Meeting held on 13 April 2023

The minutes of the meeting held on Thursday, 13 April 2023 were confirmed and signed as an accurate record.

11 Declarations of Interests

There were no declarations of interest.

12 Public Questions and Statements

The representative of the Corporate Director – Community Development Services stated that, other than those that had indicated that they wished to speak in relation to the applications below, there were no questions or statements from members of the public.

Planning Applications

The Committee considered reports of the Assistant Director - Planning 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.

In considering the report(s) of the Corporate Director – 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.

13 2300625/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 at Sedgefield House, Ainderby Steeple, DL7 9JY

Considered:-

The Assistant Director – Planning sought determination of a planning application for the 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 at Sedgefield House, Ainderby Steeple, DL7 9JY

The decision:-

The application be deferred for further details of the road improvements to be obtained and traffic modelling to be requested.

(Mrs Tweddle, spoke in support of the application on behalf of the applicant.)

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

(Mr Michael Forster Holmes spoke objecting to the application.)

14 19/01779/OUT - Application for outline planning permission for approximately 70 residential dwellings and associated infrastructure with all matters reserved other than dwellings and associated infrastructure with all matters reserved other than access into the site (revised by information received on the 10 February) at Land adjacent to Bungalow Farm, Birkby Farm, East Cowton

Considered:-

The Assistant Director – Planning sought determination of a planning application for outline planning permission for approximately 70 residential dwellings and associated infrastructure with all matters reserved other than access into the site (revised by information received on the 10 February) at Land adjacent to Bungalow Farm, Birkby Farm, East Cowton

The decision:-

Permission Granted subject to the conditions listed in the Committee report, with an additional condition to provide an emergency link via the proposed footpath connection to the north of the site and completion of a S106 agreement with terms as detailed in Table 1 of the Committee report.

(The applicant's agent, Joe Ridgeon, spoke in support of the application.)

(Alison Wragg spoke on behalf of East Cowton Parish Council in support of the application.)

Note: The meeting was adjourned at 11:40 for a short break following consideration of the above item of business and reconvened at 11:50.

15 22/00930/FUL - Retrospective change of use to B2 at Coulbeck Grainge, Sexhow Lane, Hutton Rudby

Considered:-

The Assistant Director – Planning sought determination of a planning application for retrospective change of use to B2 at Coulbeck Grainge, Sexhow Lane, Hutton Rudby

The decision:-

Permission Refused for the following reason:- The building/business in question is accessed by and located immediately adjacent to an unsealed track with a priority T-junction off Sexhow Lane. This track also forms part of the route of a public bridleway (ref. 10./28/7/1) While it is accepted that the submitted Transport Statement concludes that the lawful extant use of the northern element of the building (i.e. as a agricultural vehicle/machinery repair and servicing workshop) in question is considered to generate a volume of traffic movements not dissimilar to the predicted number of traffic movements for existing business use, it is considered reasonable to conclude that the existing use will generate a proportionally higher number of traffic movements (on average) involving larger HGVs (i.e. rigid and articulated lorries) While such traffic movements and deliveries (including turning/manoeuvring, loading and unloading) of larger HGVs generated by the business are low in number, they are nevertheless considered to have an unacceptable additional adverse impact on the amenity and enjoyment of various users of the aforementioned public bridleway, including horse riders, pedestrians and cyclists, contrary to the relevant parts/criteria of policies IC2, IC3 and E4 of the Hambleton Local Plan.

(The applicant, Mr Karl Syson, spoke in support of the application.)

(Lucy Shepherd spoke objecting to the application.)

16 22/02352/FUL - Proposed two-storey extension to create an additional 14no. apartments at Elder View, Elder Road, Northallerton

Considered:-

The Assistant Director – Planning sought determination of a planning application for the proposed two-storey extension to create an additional 14no. apartments at Elder View, Elder Road, Northallerton

The decision:-

Contrary to Officer recommendations the Committee indicated that they were minded to grant permission, with delegation of the decision with conditions to the Chief Planning Officer for the following reason:- Members considered that any less than substantial harm to the significance of designated heritage assets is outweighed by the need and public benefit of the construction of 1 bed flats, in the centre of Northallerton.

(The applicant's agent, Jonathan Saddington, spoke in support of the application.)

17 Any other items

There were no urgent items of business.

18 Date of Next Meeting

Thursday, 8 June 2023 – Mercury House, Richmond

The meeting concluded at 1.00 pm.