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## North Yorkshire Council

### Thirsk and Malton Area Constituency Planning Committee

Minutes of the meeting held on Thursday, 15 February, 2024 commencing at 10.00 am.

Councillor Caroline Goodrick in the Chair, plus Councillors Joy Andrews, Alyson Baker, Lindsay Burr MBE, Sam Cross, Nigel Knapton and Malcolm Taylor.

Officers Present: Alpha Love-Koh, Ann Rawlinson, Nicki Lishman and Nathan Puckering.

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

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#### **66 Apologies for absence**

There were no apologies for absence.

#### **67 Minutes for the meeting held on 18 January 2024**

The minutes of the meeting held on 18 January 2024 were confirmed and signed as an accurate record.

#### **68 Declarations of Interests**

There were no declarations of interest.

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#### **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 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 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.

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**69 23/00144/FUL - Construction of 3 dwellings and associated works at OS Field 1745, Back Lane, Tollerton, North Yorkshire**

The Assistant Director Planning – Community Development Services sought determination of a planning application to determine an application for full planning permission for the construction of three dwellings at OS Field 1745, Back Lane, Tollerton.

This application was referred to the Planning Committee, following a referral by the Ward Member prior to Vesting Day.

Presenting the report, the officer referred to matters included in the report and the updates list including further consultee responses, amended conditions and further information regarding the ownership of the site and adjacent parcels of land.

William Marshall, representing the applicant, spoke in support of the application.

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

- The proposed permanent vehicular access to the site from Breckland Court
- The proposed temporary access to the site from Moorlands Lane
- The limited access to the site from single track Back Lane and Moorlands Lane
- The combined number of properties on Breckland Court and the application site and the lack of affordable housing

Councillor Taylor proposed and Councillor Knapton seconded that the application be REFUSED for the following reasons:

With reference to the Hambleton Local Plan

1. Policy HG2 seeks to address not only the overall housing requirements that have been identified, but also for specific types of housing by virtue of size, tenure and type that are required to meet the district's housing requirements in terms of affordability, adaptability and an aging population. The proposal is not considered to meet the requirements of Policy HG2 and does not reflect local need.
2. The proposal does not provide for affordable housing when taken together with the adjacent three dwelling site recently constructed, which utilises the same access point to provide for one overall wider development of six houses from the same access point, contrary to Policy HG3.
3. The incremental growth and amount of development in Tollerton is now starting to cumulatively impact the character, appearance and the form of the settlement, in conflict with Policy HG5.
4. The temporary construction access would compromise highway safety and accessibility owing to the width of the single track roads being inadequate, resulting in conflict between heavy construction vehicles and existing vehicular traffic, in conflict with Policy IC2.

## **DECISION**

That planning permission be REFUSED for the following reasons:

With reference to the Hambleton Local Plan

1. Policy HG2 seeks to address not only the overall housing requirements that have been identified, but also for specific types of housing by virtue of size, tenure and

type that are required to meet the district's housing requirements in terms of affordability, adaptability and an aging population. The proposal is not considered to meet the requirements of Policy HG2 and does not reflect local need.

2. The proposal does not provide for affordable housing when taken together with the adjacent three dwelling site recently constructed, which utilises the same access point to provide for one overall wider development of six houses from the same access point, contrary to Policy HG3.
3. The incremental growth and amount of development in Tollerton is now starting to cumulatively impact the character, appearance and the form of the settlement, in conflict with Policy HG5.
4. The temporary construction access would compromise highway safety and accessibility owing to the width of the single track roads being inadequate, resulting in conflict between heavy construction vehicles and existing vehicular traffic, in conflict with Policy IC2.

**Voting record**

5 For refusal

2 Against refusal

**70 ZB23/01987/REM - Application for approval of reserved matters following outline approval 20/00219/OUT for outline application for construction of 2 dwellings with access to be considered as per amended plans at land north of Mayfield and east of Orchard House, South Otterington, North Yorkshire**

The Assistant Director Planning – Community Development sought determination of a planning application for approval of reserved matters (considering appearance, landscaping, layout and scale) following outline approval 20/00219/OUT for permission for the construction of 2 dwellings on land at Land North of Mayfield and East of Orchard House, South Otterington.

The application was appropriate for consideration by the Planning Committee due to a call-in by a member of the Council.

Presenting the report, the planning officer drew Members attention to the additional condition described in the updates list, which addressed the provision of access to the parcel of land in the centre of the wider site.

Richard Mowat, representing the applicant, spoke in support of the application.

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

- The design of the field gates
- The location of the access points into the wider site to accommodate future maintenance of this land and protected trees
- The protection of the trees and hedges during construction

**DECISION**

That planning permission be GRANTED subject to the conditions detailed in the Committee report and that resolution of the specific location(s) of the access point(s) into the wider parcel of land for maintenance purposes be delegated to officers to resolve satisfactorily, prior to the decision notice being issued.

**Voting record**

Unanimous

**71 Any other items**

There were no items of urgent business.

**72 Date of next meeting**

Thursday, 21 March 2024 at 10am.

The meeting closed at 12.05pm.