

Planning Committee

held at Council Chamber, Ryedale House, Malton
Tuesday 14 February 2017

Present

Councillors Burr MBE, Cleary, Farnell, Frank (Vice-Chairman), Goodrick, Hope, Maud, Elizabeth Shields, Thornton and Windress (Chairman)

Substitutes:

In Attendance

Samantha Burnett, Charlotte Cornforth, Gary Housden, Mel Warters and Anthony Winship

Minutes

134 **Apologies for absence**

There were no apologies.

135 **Minutes of meeting held on 17 January 2017**

Decision

That the minutes of the Planning Committee held on 17 January 2017 be approved and signed as a correct record.

[For 8 Against 0 Abstain 2]

136 **Urgent Business**

There was no urgent business.

137 **Declarations of Interest**

Councillor	Item
Windress	10, 11
Hope	12
Farnell	10, 11
Goodrick	12
Burr	10, 11

138 **Schedule of items to be determined by Committee**

The Head of Planning and Housing submitted a list (previously circulated) of the applications for planning permission with recommendations thereon.

139 **16/01881/MFUL - Spaniel Farm, Main Road, Weaverthorpe**

16/01881/MFUL - Erection of a general purpose agricultural storage building

Decision

PERMISSION GRANTED - Subject to conditions as recommended

[For 10 Against 0 Abstain 0]

140 **16/01950/MFUL - Common Farm, Upper Helmsley**

16/01950/MFUL - Erection of an equestrian building to include 40no. stables and indoor exercise track

Decision

PERMISSION GRANTED - Subject to conditions as recommended

[For 10 Against 0 Abstain 0]

141 **16/01870/FUL - Land Adj To Dhekelia, Moor Lane, Broughton**

16/01870/MFUL - Erection of detached two-bedroom dwelling with garden shed and formation of vehicular access (revised details to refusal 16/00973/FUL dated 13.09.2016)

Decision

PERMISSION GRANTED - Subject to conditions as recommended and Local Occupancy condition.

[For 9 Against 0 Abstain 0]

142 **16/01887/73A - Land At Corner Of Chapel Road And Forkers Lane, Settrington**

16/01887/73A - Variation of Condition 21 of approval 12/00809/73A dated 29.11.2012 to state that the approved plans shall be "619/21K Site Layout, 619/20D House Type Design, 619/22B Window Details Eaves Details and 619/23 Additional Door Details"

Decision		
SITE VISIT- 28 FEBRUARY 2017		
[For 9	Against 0	Abstain 0]

143 **16/01839/MFUL - Canadian Fields, Gale Lane, Nawton**

16/01839/MFUL - Change of use of agricultural land to allow siting of 28no. holiday lodges in association with Canadian Fields campsite together with formation of site roads, car parking and turning areas and associated landscaping

Decision		
PERMISSION GRANTED - Subject to conditions as recommended		
[For 8	Against 0	Abstain 0]

In accordance with the Members Code of Conduct, Councillors Windress and Farnell declared a personal non pecuniary but not prejudicial interest.

Councillor Burr declared a personal interest of such significance that she did not vote on this matter.

144 **14/00949/FUL - Canadian Fields, Gale Lane, Nawton**

14/00949/FUL - Erection of pre-fabricated building for use as camp kitchen to serve camp cafe (retrospective application)

Decision

DELEGATED CONDITIONAL APPROVAL - Full planning permission and conditions delegated to the Head of Planning. Enforcement Action authorised 18.11.2014 rescinded

[For 8

Against 0

Abstain 0]

In accordance with the Members Code of Conduct, Councillors Windress and Farnell declared a personal non pecuniary but not prejudicial interest.

Councillor Burr declared a personal interest of such significance that she did not vote on this matter.

Decision contrary to Officer's recommendation

In considering the application within the context of the policies of the adopted Local Plan Strategy read as a whole and all other material considerations, Members of the Planning Committee considered there to be fewer impacts arising from the proposal, as identified below .

In the exercise of its statutory discretion to determine planning applications in accord with the development plan unless material considerations indicate otherwise the Planning Committee weighed all the material considerations of this case in the decision making balance and reached a planning judgement that weighed in favour of approval without a time limit for the following reasons :

- The pre fabricated structure is not out of keeping with the locality in terms of its design and materials and the visual impact on the surrounding area is limited because the structure is screened by other structures and existing landscaping.
- The highway issues have been resolved as part of the application for the lodges regarding localised road widening along Gale Lane
- In terms of planning policy, the general location of restaurants is more likely to be a town centre use. However, this facility will operate as a 'mixed restaurant use' in terms of serving both residents of the camp and other members of the public

145 **16/01931/CLEUD - Whey Carr Farm, Main Street, Sand Hutton**

16/01931/CLEUD - Certificate of Lawfulness in respect of the use, building works or activity in breach of Condition 10 of approval 3/111/19C/FA dated 16.03.1993 began more than 10 years before the date of this application

Decision

APPROVED - Subject to recommended limitations

[For 8

Against 0

Abstain 1]

In accordance with the Members Code of Conduct, Councillor Hope declared a personal non pecuniary but not prejudicial interest.

Councillor Goodrick declared a disclosable pecuniary interest.

146 **Any other business that the Chairman decides is urgent.**

A Site Visit was arranged for application 16/01887/73A for 28 February 2017 at 10:30am.

147 **List of Applications determined under delegated Powers.**

The Head of Planning and Housing submitted for information (previously circulated) a list which gave details of the applications determined by the Head of Planning and Housing in accordance with the scheme of delegated decisions.

Meeting Closed at 7:55pm