

Planning Committee

Venue:	Council Chamber
Date:	Wednesday 11 January 2017
Time:	2.00 pm
Present:	Councillors Cattanach (Chair), D Peart (Vice Chair), I Chilvers, J Deans, B Marshall, D Mackay, C Pearson, P Welch and D White (substitute for Mrs L Casling)
Apologies for Absence:	Councillor Mrs L Casling.
Officers Present:	Kelly Dawson, Senior Solicitor, Jonathan Carr, Lead Officer – Planning, Fiona Ellwood – Principal Planning Officer, Jill Low – Principal Planning Officer, Calum Rowley, Senior Planning Officer, Tom Webster, Principal Planning Officer, Yvonne Naylor – Principal Planning Officer, Diane Wilson, Planning Officer and Palbinder Mann, Democratic Service Manager Officer.
Public:	30
Press:	1

44. DISCLOSURES OF INTEREST

All Councillors declared that they had received representations with regard to applications 2016/0926/FUL – Land to the Rear of Four Leaf Nurseries and 2016/0644/OUT – Main Street, North Duffield, Selby.

Councillor Deans declared that he had been present during a public discussion on application 2016/0644/OUT – Main Street, North Duffield, Selby.

45. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The proposal to refuse the application as per the officer's recommendation was proposed and seconded.

RESOLVED:

To REFUSE the application subject to conditions/reasons for refusal detailed in paragraph 3.0 of the Report.

48.2 Application: 2016/0644/OUT
Location: Main Street
North Duffield
Proposal: Outline planning application for up to 57
dwellings and a new community football
pitch with parking, a changing
room/clubhouse to include access (all
other matters reserved) at land off York
Road.

The Principal Planning Officer introduced the application that had been brought before Planning Committee because the proposal was contrary to the development plan however there were material considerations which would justify approval of the application.

The Principal Planning Officer explained that the proposal would be contrary to Policy SP2A(c) of the Core Strategy and should be refused unless material considerations indicate otherwise. However it was explained that one such material consideration was the National Planning Policy Framework (NPPF). It was explained that when taking all considerations into account, the proposal was considered to be acceptable. The Committee were informed that that any harms arising from the development would not significantly and demonstrably outweigh the benefits in terms of housing delivery of the application. Therefore the proposal was considered acceptable when assessed against the policies in the Selby District Local Plan, the Core Strategy and the NPPF in particular paragraph 14, taken as a whole. The Principal Planning Officer explained that it was on this basis that permission is recommended to be granted subject to conditions and a Section 106 agreement.

The Principal Planning Officer referred the Committee to the additional information provided in the Update Note which outlined the following information:

- A correction of an error in paragraph 2.3.12 of the report.
- Clarification with regard the ownership on the frontage to the west of the football facilities.
- Additional representations received.
- Details of the withdrawal of the objection by the Royal Society for the Protection of Birds (RSPB).
- Comments received with regard to flood management from the SuDS and Development Control Officer.
- Comments from North Yorkshire County Council Highways on the Beech Grove Pedestrian Link requesting an additional condition.
- Comments received regarding recreation open space and the officer's response.

The Update Note also outlined an amendment to the officer's recommendation including additional conditions relating to flood risk and on the Beech Grove Pedestrian Link. Claire Walker, resident, spoke in objection to the application.

Councillor Bob Wells, Parish Councillor, spoke in objection to the application.

Councillor Karl Arthur, Ward Councillor spoke in objection to the application

Richard Morton, Agent spoke in support of the application.

The Principal Planning Officer's recommendation to approve the application was proposed and seconded. The proposal was not supported.

A further proposal to refuse the application for the following reasons was proposed:

- The application having a harmful impact due to its size.
- The scale of the development being inappropriate to North Duffield
- The application being contrary to policies ENV1 (1) and (4) of the Local Plan and SP18 and SP19 of the Core Strategy.

It was proposed that delegated authority be given to officers to formulate the exact wording for refusal from the above reasons. This proposal was moved and seconded and voted upon.

RESOLVED:

- To REFUSE the application and to delegate authority to officers to formulate the exact wording for reasons for refusal from the areas mentioned above.**

48.3	Application:	2016/0926/FUL
	Location:	Land to the Rear of Four Leaf Nurseries Church Fenton Lane, Ulleskelf, Tadcaster
	Proposal:	Proposed residential development comprising 28 dwellings, areas of amenity space, landscaping and associated infrastructure following demolition of existing nursery building.

The Principal Planning Officer introduced the application that had been brought before Planning Committee because the proposal was a departure from the Development Plan and more than 10 representations had been received raising material planning considerations.

The Planning Officer explained that having taken into account all considerations, there were no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits. The Committee were informed that the proposal was therefore considered acceptable when assessed against the policies in the NPPF, in particular Paragraph 14, the Selby District Local Plan and the Core Strategy, apart from those policies relating to housing supply. The Principal Planning Officer that it was

Adrian Moore, on behalf of the applicant, spoke in support of the application.

The Principal Planning Officer's recommendation to approve the application was proposed and seconded.

RESOLVED:

To APPROVE the application subject to the conditions detailed in section 2.19 of the report.

**48.5 Application: 2016/1207/HPA
 Location: 38 Low Garth Road Sherburn in Elmet
 Proposal: Proposed single storey side extension and
 proposed single storey side and rear extension
 following demolition of an existing garage.**

The Planning Officer introduced the application that had been brought before Planning Committee at the request of the Councillor Buckle due to concerns that the proposed extension would be close to the neighbouring property and out of proportion with the rest of the properties in the surrounding area.

The Planning Officer explained that the changes proposed were considered to be acceptable in design and amenity terms and therefore, it was considered that the overall proposal would still retain the character of the property. The Committee were informed that the proposed extensions would be of an appropriate design and appearance which would preserve the character, appearance of Low Garth Road in accordance with the noted Local Plan policies, the Core Strategy and the NPPF.

Councillor David Buckle, Ward Councillor, spoke in objection to the application

Tony Parascaneolo, Agent, spoke in support of the application.

The Planning Officer's recommendation to approve the application was proposed and seconded.

RESOLVED:

To APPROVE the planning application, subject to the conditions at Section 4 of the report.

In line with rule 9 of the Council procedure rules, the Committee voted to continue the meeting beyond the three hour duration.

RESOLVED:

To continue the meeting beyond the three hour duration.

**48.6 Application: 2016/1094/OUT
 Location: Larth Close, Whitley, Goole, East Yorkshire
 Proposal: Outline application for erection of 4 detached
 bungalows (resubmission of 2014/1135/OUT
 dismissed on Appeal 24th Sept 2015) on land to the
 west of**

The Senior Planning Officer introduced the application that had been brought before Planning Committee as Officers considered that although the proposal was contrary to the provisions of the Development Plan there were material considerations which would justify approving the application.

The Senior Planning Officer explained that the principle of the proposed development was not considered to be acceptable having regard to Policy SP2A(d), SP3 and SP5 of the Core Strategy Local Plan and paragraph 89 of the NPPF which outlined that limited infilling was appropriate development within the Green Belt provided the proposal would not have a greater impact on the openness of the Green Belt and the purpose of including the land within the existing development. The Senior Planning Officer explained that it was considered on balance, that the proposed development would be acceptable in respect of its impacts on openness and on the purpose on including land within the Green Belt.

The Senior Planning Officer explained that proposals for residential development on this site should be considered in the context of the presumption in favour of sustainable development and paragraphs 14 and 49 of the NPPF. The Committee were informed that in assessing the proposal against the three dimensions of sustainable development set out within the NPPF, the development would bring economic, social and environmental benefits which weigh in favour of the proposal.

The Planning Officer explained that the application was acceptable without a contribution for affordable housing and that other matters of acknowledged importance such as the impact on the character of the area, flood risk, drainage, highways safety, residential amenity, nature conservation and land contamination were considered to be acceptable.

John White, resident spoke in objection to the application

Rachel Bartlett, agent, spoke in support of the application.

The Senior Planning Officer's recommendation to approve the application was proposed and seconded. An amendment to refuse the application due it being inappropriate development in the green belt was proposed and seconded. Upon being put to the vote, the motion was lost. The Senior Planning Officer's recommendation was then put to the vote.

RESOLVED:

To APPROVE the planning application, subject to the conditions as detailed in Paragraph 3.0 of the report.

At this point the Committee adjourned for a 10 minute break.

48.7	Application:	2016/0831/FUL
	Location:	Land off East Acres, Byram
	Proposal:	Development on scrub land to provide 29 dwellings accommodating 1, 2, 3 & 4 bedrooms in a mix of semi-detached and terraced houses

The Principal Planning Officer's recommendation that to approve the application was proposed and seconded.

RESOLVED:

To APPROVE the application subject to the conditions detailed in paragraph 4.0 of the report.

48.9 **Application:** **2016/1329/FUL**
 Location: **Selby District Council, Civic Centre, Doncaster Road, Selby, YO8 9FT**
 Proposal: **Proposed two-storey extension to provide locker room and storage to ground floor and office space to first floor with associated additional parking**

The Senior Planning Officer introduced the application that had been brought to Planning Committee in the interests of transparency as the proposals involved the extension of the Civic Centre which was a Selby District Council asset.

The Senior Planning Officer explained that having assessed the proposals against the relevant policies, it was considered the proposals were acceptable in respect of design and impact on the character and appearance of the area, impact on residential amenity, impact on highway safety, flood risk, drainage and climate change and nature conservation.

The Senior Planning Officer's recommendation that to approve the application was proposed and seconded.

RESOLVED:

To APPROVE the application subject to the conditions detailed in section 3.0 of the report.

48.10 **Application:** **2016/1196/REM**
 Location: **Field House, School Lane, Bolton Percy, Tadcaster, North Yorkshire, YO23 7BF**
 Proposal: **Reserved matters application relating to access, appearance, landscaping, layout and scale of approval 2015/0163/OUT Proposed outline application with all matters reserved for the erection of two dwellings including demolition of existing buildings on land adjacent to to**

The Senior Planning Officer introduced the application that had been brought before Planning Committee as one of the applicants was Councillor Richard Musgrave and the Council's scheme of delegation requires for the application to be determined by Planning Committee.

The Senior Planning Officer explained that principle of development for residential development at this site was established under the outline planning permission granted on 22 October 2015. The Committee were informed that the application was therefore to consider the reserved matters with respect to appearance, landscaping, layout, scale and access to the development. It was explained that having assessed the proposals against the relevant policies, the proposals were considered to be acceptable.

The Senior Planning Officer referred the Committee to the additional information provided in the Update Note which outlined a correction to paragraph 2.7.6 of the report.

The Senior Planning Officer's recommendation that to approve the application was proposed and seconded.

RESOLVED:

To APPROVE the application subject to the conditions detailed in paragraph 3.0 of the report.

The Chair closed the meeting at 5.42 pm.