

Planning Committee

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| Venue: | Council Chamber |
| Date: | Wednesday 11 October 2017 |
| Time: | 2.00pm |
| Present: | Councillors J Cattnach (Chair), I Chilvers, J Deans, M Jordan (for D Peart) R Packham, C Pearson, I Reynolds, P Welch and D White (for E Casling) |
| Officers present: | Kelly Dawson, Senior Lawyer; Ruth Hardingham, Planning Development Manager; Diane Wilson, Planning Officer (for minute items 28.1 and 28.1); Keith Thompson, Senior Planning Officer (for minute item 28.3); Louise Milnes, Principal Planning Officer (for minute item 28.4), and Victoria Foreman, Democratic Services Officer |
| Public: | 15 |
| Press: | 1 |

23. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E Casling and D Peart. Councillor D White was in attendance as Councillor Casling's substitute, and M Jordan was in attendance as Councillor Peart's substitute.

24. DISCLOSURES OF INTEREST

With regard to application 6.2 – 2017/0348/FUL – Yew Tree House, Chapel Green, Appleton Roebuck, Councillor B Packham declared a non-pecuniary interest. He had previously worked at Leeds City Council with the agent for the application, but had not discussed the application (or any others on the agenda) with him. Councillor Packham was not required to leave the meeting during consideration thereof.

With regard to application 6.2 – 2017/0348/FUL – Yew Tree House, Chapel Green, Appleton Roebuck, Councillor C Pearson declared a non-pecuniary interest. Councillor Pearson had received a letter of representation from Barton

Willmore about the application. All Committee Members (apart from the two substitutes in attendance) confirmed that they had also received the letter from Barton Willmore. Councillor Pearson was not required to leave the meeting during consideration thereof.

25. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chairman informed the Committee that the consideration of agenda item 6.2 – Yew Tree House, Chapel Lane, Appleton Roebuck would be recorded.

The Chairman also informed the Committee that an amended version of the Officer Update Note had been circulated at the start of the meeting, and as such he would give Councillors time to read the new information.

26. SUSPENSION OF COUNCIL PROCEDURE RULES

The Committee considered the suspension of Council Procedure Rules 15.1 and 15.6 (a) to allow for a more effective discussion when considering planning applications.

RESOLVED:

To suspend Council Procedure Rules 15.1 and 15.6 (a) for the duration of the meeting.

27. MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 6 September 2017.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 6 September 2017 for signing by the Chairman.

28. PLANNING APPLICATIONS RECEIVED

The Committee considered the following planning applications:

28.1 Application: 2017/0733/FUL

Location: Land Adj To Little Common Farm, Biggin Lane, Biggin

Proposal: Proposed erection of a new 5 bedroom detached house with detached double garage and car port

The Planning Officer presented the application that had been brought before the Committee due to it being contrary to policies within the Local Plan.

The Committee was informed that the application was for the erection of a new 5 bedroom detached house with detached double garage and car port.

In response to a query from Members the Planning Officer confirmed that a second dwelling could be applied for, as per the planning history for the site and

the extant planning permission for two dwellings allowed on appeal by the Planning Inspector in December 2016. The principal of residential development had been established.

It was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application, subject to the conditions detailed in paragraph 6.0 of the report.

28.2 Application: 2017/0348/FUL

Location: Yew Tree House, Chapel Green Appleton Roebuck

Proposal: Proposed erection of dormer bungalow

The Planning Officer presented the application that had been brought before the Committee as more than 10 letters of representation had been received which raised material planning considerations.

The Committee was informed that following refusal of the previous application by the Committee in July 2016, the decision was subsequently dismissed on appeal by the Planning Inspector in January 2017. Costs were also awarded against the Council as it was seen as having behaved unreasonably.

Members were advised that parking and turning circle issues were a civil matter and not a material planning consideration.

The Committee felt that concerns regarding drainage had been addressed, and a proposed scheme to attenuate potential problems was acceptable and had been included in the conditions.

In reference to the Officer Update Note, the Planning Officer explained that further comments had been received from neighbours and the Parish Council.

Since the time of writing of the report, progress had been made on the Appleton Roebuck Neighbourhood Development Plan, and subject to the Examiner's proposed modifications being made, the Plan met basic conditions and could proceed to a referendum. The provisional date for the referendum was 23 November 2017.

Liam Tate representing the objectors spoke in objection to the application.

Andrew Windress, agent, spoke in support of the application.

In response to a query concerning the number of parking spaces provided, the Planning Officer explained that the North Yorkshire County Council standard number for a three bedroom home was two parking spaces; the proposed application had three.

It was proposed and seconded that the application be approved.

RESOLVED:

To **APPROVE** the application subject to the conditions detailed in paragraph 6.0 of the report.

28.3 Application: 2017/0229/FUL

Location: Oakwood Lodges, Oakwood Park, Market Weighton Road, North Duffield, Selby

Proposal: Section 73 to vary conditions 05 (access), 10 (access) and 17 (access) of approval 2006/1531/FUL for the erection of fourteen holiday cabins, community building and associated works

The Senior Planning Officer presented the application that had been brought before the Committee as it had been called in by a District Councillor.

The Committee was informed that the item before them was a Section 73 application to remove conditions attached to a planning approval for application 2006/1531/FUL. The Committee was advised that the proposal sought to remove conditions that related to access to the site including conditions 5, 10 and 17.

In reference to the Officer Update Note, the Senior Planning Officer explained that a further objection from Cliffe Parish Council had been received, and from the previous owner of the site.

The Senior Planning Officer highlighted the following amendments to the report:

- Under condition 10, the visibility splay should refer to 160m, not 215m; the condition would be amended accordingly.
- Under condition 15, it was recommended to be precise that the access road here was the A163 and to allow access for waste vehicles only.

Richard Chan, applicant, spoke in support of the application.

The Committee expressed a concern that without the existing conditions as a point of reference, it was difficult for them to take a decision on the matter. Members felt that they needed a clear and concise set of amended conditions, and as such, the application should be deferred so that a composite set of conditions could be prepared by Officers and brought back to Committee at a later date.

It was proposed and seconded that the application be approved.

An amendment was proposed to defer the application for a composite set of conditions to be prepared by officers. The amendment was supported by the committee.

RESOLVED:

To DEFER the application for the reasons set out above.

28.4 Application: 2017/0470/FUL

Location: Bridge Wharf, Ousegate, Selby

Proposal: Proposed erection of 6no. two bedroom terrace houses with integral flood defence

The Principal Planning Officer presented the application that had been brought before the Committee in the interests of transparency given that the Housing Trust may be acquiring the site.

In response to a query concerning an absence of car parking spaces, the Principal Planning Officer explained that the application was considered to be in an area that had good public transport links and as such was deemed to be within a sustainable location whereby parking would not be required.

In reference to the Officer Update Note, the Principal Planning Officer explained that the applicant had sought to provide sufficient information in order to avoid any pre-commencement conditions, which had resulted in further consultation being undertaken at a late stage. Further information regarding impact on residential amenity, highway, flood risk, drainage, climate change, energy efficiency and land contamination was noted by the Committee.

Members supported the application and were pleased that the site was being developed, as it was an important location at the entrance to Selby and would give a good impression of the town as people arrived.

Jennifer Hubbard, agent, spoke in support of the application.

It was proposed and seconded that the application be approved.

RESOLVED:

To make a minded decision to DELEGATE the application to Officers to APPROVE, subject to:

- i. Matters of noise, highways, contaminated land and flooding being resolved satisfactorily and subject to and additional amended conditions requested by those consultees;**
- ii. There being no objections from consultees which raise material considerations which have not already been addressed; and**
- iii. Subject to the conditions set out in the report and Officer Update (or subject to minor modification).**

The meeting closed at 3.23pm.