

## Minutes

### Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 10 July 2019
Time:	2.00 pm
Present:	Councillor J Cattanach in the Chair  Councillors I Chilvers, R Packham, P Welch, M Topping, K Ellis, D Mackay, M Jordan and J Mackman
Officers Present:	Martin Grainger, Head of Planning, Ruth Hardingham, Planning Development Manager, Kelly Dawson, Senior Solicitor, Rebecca Leggott, Senior Planning Officer, Mandy Cooper, Planning Officer, Yvonne Naylor, Principal Planning Officer, Jac Cruickshank, Planning Officer; and Dawn Drury, Democratic Services Officer
Press:	1
Public:	7

#### **6 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

#### **7 DISCLOSURES OF INTEREST**

Councillor K Ellis declared a personal interest in agenda item 5.5 – 2019/0110/COU – Far Farm, Mill Lane, Ryther, as he stated, although he did not know the applicant, he knew the landowner. He informed the Committee in the interest of transparency and to avoid any perception of bias he would not take part in this item.

Councillor R Packham declared a personal interest in agenda item 5.1 –

2018/1431/FULM – Home Farm, Kirkby Wharfe, as he knew the applicant. Councillor Packham confirmed that he would leave the meeting during consideration of the application and would therefore not take part in the debate or vote.

Councillors I Chilvers, R Packham, P Welch, M Topping, K Ellis, D Mackay, M Jordan and J Mackman declared that they had received email representations from another Councillor in relation to agenda item 5.4 – 2018/1387/FUL Birchwood Lodge, Market Weighton Road, Barlby.

Councillor J Cattanach declared that he had received a representation in relation to agenda item 5.3 – 2017/0542/OUTM – Bowmans Mill, Selby Road, Whitley.

Councillor M Topping declared a personal interest in agenda item 5.4 – 2018/1387/FUL – Birchwood Lodge, Market Weighton Road, Barlby, as he was Chair of Cliffe Parish Council, who had made representations in relation to the application.

## **8 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE**

The Committee were notified that an appeal had been submitted concerning the planning application for Gascoigne Wood which had been rejected by the Committee on 20 March 2019. The Chair explained that it had been agreed by both the applicant and the Council that this would take the form of a Public Inquiry. Members would be informed of the date of the inquiry once it was confirmed.

The Chair informed the Committee that an officer update note had been circulated, and the order of the agenda had been adjusted to reflect the number of public speakers registered in relation to each application; however due to the applications to be considered he advised that he would like to remain flexible with the running order.

## **9 MINUTES**

The Committee considered the minutes of the Planning Committee meeting held on 5 June 2019.

### **RESOLVED:**

**To approve the minutes of the Planning Committee meeting held on 5 June 2019 for signing by the Chairman.**

## **10 PLANNING APPLICATIONS RECEIVED**

The Planning Committee considered the following applications:

### **10.1 2019/0110/COU - FAR FARM, MILL LANE, RYTHER**

***Councillor Keith Ellis did not take part in the debate***

***or vote, as per his earlier declaration.***

**Application:** 2019/0110/COU

**Location:** Far Farm, Mill Lane, Ryther

**Proposal:** Proposed change of use of land and buildings to that of a wedding venue including the creation of a total of 15 bedrooms for wedding guests, erection of 2 No lychgates, formation of a car park, demolition of some existing buildings, and formation of extension to accommodate 5 bedrooms, common room and kitchen to be constructed following the demolition of the pole barn

The Senior Planning Officer explained that the application was a proposed change of use of land and buildings to that of a wedding venue. Since the report had been written the Senior Solicitor had advised that the application required further discussions with the applicant, and it was therefore requested that the item be deferred.

It was proposed and seconded that the application be deferred, in order for further discussions with the applicant to take place.

**RESOLVED:**

**To DEFER consideration of the application, in order to allow further discussions to take place with the applicant.**

**10.2 2017/0542/OUTM - BOWMANS MILL, SELBY ROAD, WHITLEY**

**Application:** 2017/0542/OUTM

**Location:** Bowmans Mill, Selby Road, Whitley

**Proposal:** Outline to include access (all other matters reserved) for erection of up to 120 dwellings and associated car parking, garages, landscaping, open space and details of including demolition and removal of all structures, buildings and hard standing to facilitate future development

The Planning Officer presented the application which had been brought to the Committee as more than 10 letters of objection had been received contrary to the officer recommendations to approve the application.

The Committee noted that the application was for outline permission to include access (all other matters reserved) for erection of up to 120 dwellings and associated car

parking, garages, landscaping, open space and details of including demolition and removal of all structures, buildings and hard standing to facilitate future development.

The Planning Officer cited new conditions which would need to be made to the application however it was noted that these conditions had not been listed on the officer update note.

Members expressed concern that they had not had sight of the new conditions, and highlighted that they had several concerns regarding objections raised within the report from the Landscape Consultant and the Conservation Officer amongst others. The Committee were of the opinion that the application should be deferred and a site visit arranged.

It was proposed and seconded that the application be deferred in order for a site visit to be undertaken.

**RESOLVED:**

**To DEFER consideration of the application in order for the Committee to undertake a site visit for the reasons outlined above.**

**10.3 2018/1431/FULM - HOME FARM, KIRKBY WHARFE**

***As per his earlier declaration, Councillor Robert Packham left the room during consideration of this item.***

**Application:** 2018/1431/FULM

**Location:** Home Farm, Kirkby Wharfe

**Proposal:** Proposed construction of 3 no. agricultural buildings including 2 no cattle sheds, 1 no tractor store and 1no. Straw store with hard standing external area and associated landscaping

The Principal Planning Officer presented the application which had been brought to the Committee as more than 10 letters of representation had been received in relation to the application.

The Committee noted that the application was for the proposed construction of 3 no. agricultural buildings including 2 no cattle sheds, 1 no tractor store and 1no. Straw store with hard standing external area and associated landscaping.

The Committee were informed that the scheme had been designed in full consultation between the applicant, agent and taking into account the comments of neighbours; the scheme would allow for the consolidation of Home Farm, the Fold Yard and West Farms activities in one location.

Members noted that an additional condition had been proposed at paragraph 5.34 of the report, relating to lighting control, as per the officer update note.

In response to a question regarding silage, the Principal Planning Officer confirmed that the silage was stored on site, within close proximity to the barns. It was further confirmed that the grass cut was made into haylage not silage which was then wrapped in plastic bales for storage.

Members queried what preventative measures had been put in place for the leakage of slurry with the site lying partly within Flood Zone 2 and Flood Zone 3, the Principal Planning Officer stated that a Simple Calculation of Atmospheric Impact Limits from Agricultural Sources Assessment (SCAIL) had been submitted and that neither Natural England nor the Environment Agency had raised any concerns. It was also confirmed that there was a drainage scheme in place.

Paul Leeming, agent, spoke in support of the application.

Members considered the application in full and agreed that the application would support a rural business and the local economy, with the new buildings in character with the area, and located away from existing buildings; and therefore supported the officer's recommendation.

It was proposed and seconded that the application be approved.

**RESOLVED:**

**To GRANT the application subject to the conditions set out at paragraph 9 of the report; and the additional condition relating to lighting control as set out in the officer update note.**

***Councillor Packham returned to the meeting.***

#### **10.4 2018/1170/FUL - ROSEGARTH, YORK ROAD, BARLBY**

**Application:** 2018/1170/FUL

**Location:** Rosegarth, York Road, Barlby

**Proposal:** Proposed front and rear single storey extensions, raising of roof, changes to external fenestration and façade treatment

The Planning Officer presented the application which had been brought back to committee following consideration at the 5 June 2019 meeting, where Members had resolved to DEFER the application in order for a site visit to undertaken.

The Committee noted that the application was for proposed front and rear single storey extensions, raising of roof, changes to external fenestration and façade treatment.

In relation to the officer update note, the Committee noted that a sunlight/daylight assessment had been submitted by the applicant's agent, which showed that the proposal would not result in significant overshadowing to neighbouring dwellings, however the assessment did not specify at what hour of day, or time of year the assessment had taken place.

Barbara Weatherill, resident, spoke in objection to the application.

Members agreed that the site visit had been very useful in terms of orientation of the site.

Members considered the application and agreed that the application site was within limits, there was nothing to identify it as unsustainable; and it was in accordance with the Development Plan.

It was proposed and seconded that the application be approved.

**RESOLVED:**

**To GRANT the application subject to the conditions set out at paragraph 6 of the report, and the Officer Update Note.**

#### **10.5 2018/1387/FUL - BIRCHWOOD LODGE, MARKET WEIGHTON ROAD, BARLBY**

**Application:** 2018/1387/FUL

**Location:** Birchwood Lodge, Market Weighton Road, Barlby

**Proposal:** Proposed erection of single storey extension to main workshop building, forming of new storage area, forming of new workshop and use of runway for any day of the week

The Senior Planning Officer presented the application which had been brought to the Committee as it has been called in by Councillor K Arthur and former Councillor J Deans on the following grounds:

- Impact on residential amenity of neighbouring properties
- The environmental impact of the proposal
- Intrusion into the openness of the countryside
- Noise pollution impacting on neighbouring properties
- The adverse visual impact of the proposal on neighbouring properties.

The Committee noted that the application was for the proposed erection of single storey extension to main workshop building, forming of new storage area, forming of new workshop and use of runway for any day of the week.

The Committee noted that since the report had been written, the applicant no longer wished to erect the single storey extension to the main workshop building, and in relation to the officer update note, the Committee heard that the note was for clarity only; there were no material changes to the report.

Members noted that the workshop would only be retained for a period of three years, allowing the applicant to meet the current business needs; and that the airstrip would not be used for the take-off or landing of aircraft on more than three days in any one week, furthermore, flight logs would be retained.

Members expressed concern over the times that the flights would commence, and questioned who would be responsible for policing the flight logs.

The Committee felt that in order to make the correct decision the report should be presented at a future Committee with all the updates and conditions included.

It was proposed and seconded that the application be deferred.

**RESOLVED:**

**To DEFER consideration of the application until officers have made the report inclusive, to allow the Committee to have sight of all the amendments and conditions.**

The meeting closed at 3.10 pm.