

## Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 7 August 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:	Ruth Hardingham - Planning Development Manager, Kelly Dawson – Senior Solicitor, Gary Bell – Principal Planning Officer, Rebecca Leggott – Senior Planning Officer, Mandy Cooper – Principal Planning Officer, Rachel Robinson – Principal Planning Enforcement Officer, Sophie King – Senior Planning Enforcement Officer, Victoria Foreman – Democratic Services Officer
Press:	1
Public:	14

### **11 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **12 DISCLOSURES OF INTEREST**

All Committee Members declared that they had received email representations in relation to agenda item 5.2 – 2018/1387/FUL Birchwood Lodge, Market Weighton Road, Barlby.

Councillor M Topping declared a personal interest in agenda item 5.2 – 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.

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

The Chair informed the Committee that an officer update note had been circulated and that the order of business would remain as set out in the agenda.

Agenda item 5.3 – Land South of Chapel View, Bolton Percy, had been deferred at the request of the applicant and would therefore not be considered at the meeting.

The Committee received an update on recent planning appeals and noted that the Gascoigne Wood Public Inquiry would be taking place from 22 October 2019 for three days.

The Chair informed Members that Principal Planning Officer Louise Milnes had left the authority and joined City of York Council.

Lastly, the Chair reminded the committee that Rachel Robinson from the Council's Planning Enforcement Team was present to answer any questions they may have in relation to agenda items 5.2 – Birchwood Lodge and 5.5 – Gowthorpe.

## **14 MINUTES**

The Committee considered the minutes of the Planning Committee meeting held on 10 July 2019.

### **RESOLVED:**

**To approve the minutes of the Planning Committee meeting held on 10 July 2019 for signing by the Chairman.**

## **15 PLANNING APPLICATIONS RECEIVED**

The Planning Committee considered the following applications:

### **15.1 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 Principal 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 application had been brought to Planning Committee on

10 July 2019 where Members had resolved to defer the application so a site visit could be undertaken. The site visit took place on Monday 5 August 2019.

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.

In relation to the officer update note, the planning agent had provided a response to comments made by Members at Planning Committee on 10 July 2019 on a number of issues including contamination, ecology, landscape, archaeology, heritage assets/viability and the report conclusion. Members were given details of the NYCC Ecology response which had not previously been included in the report, and noted an amended condition to replace conditions 22 and 23 which incorporated the Ecology comments.

Members noted that access points as set out on the plans before Members were all indicative at this stage, other than vehicular access which was included in the outline application; finalising the access to the development would form part of the reserved matters stage of the application.

Miss Julia Dunning, objector, spoke in objection to the application.

Mr Colin White from Eggborough Parish Council spoke in objection to the application.

Councillor Mary McCartney, ward Member, spoke in objection to the application.

Adrian Spawforth, agent, spoke in support of the application.

Members considered the application in full and acknowledged that the application was, at this stage, still an outline proposal. It was confirmed that the issues raised by the objector in relation to Croysdale Terrace access could be dealt with at the reserved matters stage of the application.

The Committee queried the provision of affordable

housing, and it was confirmed by the Solicitor that a contribution of up to 40% could be sought in the S106, and the reserved matters stage would come back to Committee for consideration.

Some Members did not feel they could support the application due to the loss of the heritage assets on the site, whilst others were of the opinion that both the mill and accompanying Grange building had been too altered and damaged to be saved.

It was proposed and seconded that the application be approved, subject to the completion of a S106 agreement.

**RESOLVED:**

**To GRANT the application subject to the completion of a S106 Agreement, the conditions set out at paragraph 6 of the report and the officer update note.**

**15.2 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 a 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 back to Planning Committee with an updated officer report to incorporate all amendments to conditions. Furthermore, the committee report considered on 10 July 2019 had been attached at Appendix 1, and the decision notice for application 2016/0141/COU for the proposed change of use to form a grass runway had been attached to the report at Appendix 2.

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

Since publication of the report, minor amendments had been made for clarity and were set out in the officer

update note, including a change to the proposed description which removed the single storey extension to the main workshop building, reference to the Conservation of Habitats and Species Regulations 2017 (as amended), clarification of Condition 9 to 'calendar year', and two additional Conditions, 12 and 13.

Members asked questions in relation to the noise impacts of allowing flights at the weekends, the monitoring of flight logs and the height of building B. Officers confirmed that the flight logs had been viewed by both planning and enforcement officers in the past, but that any enforcement action would be held in abeyance until the current planning application had been determined.

Michael McDonald, objector, spoke in objection to the application.

Councillor Karl Arthur, ward Member, spoke in objection to the application.

Members expressed some concerns regarding the proposed extension of days on which flights could take place to include Saturdays and Sundays. It was felt that closer monitoring of the flight logs and the actual flights taking place was needed. The Committee were, in general, satisfied with the proposals relating to the buildings on site, but some Members were concerned that there may be some impact on residential amenity and the time frames for construction.

The Committee were reminded by the Solicitor that any matters of enforcement were outside of the scope of the Planning Committee, the committee should consider the application before them which included conditions relating to flights and the flight logs.

Members considered the application in full and it was subsequently proposed and seconded that the application be deferred in order for a site visit to be undertaken. In light of Members concerns it was also suggested that in the meantime officers discuss with the applicant the conditions relating to the flightpaths, the days of the week and hours of the day in which flights could take place and the time frame for the construction of the buildings, with a view to bringing alternative conditions back to the committee after the site visit had taken place.

**RESOLVED:**

- i. **To DEFER the application in order for a site visit to take place.**
- ii. **To ask officers to discuss with the applicant the conditions relating to the flightpaths, the days of the week and hours of day in which flights could take place, and the time frame for the construction of the buildings.**
- iii. **That as a result of the aforementioned discussions with the applicant, any amended conditions be brought back to the committee for consideration after the site visit had take place.**

**15.3 2019/0109/FULM - LAND ADJACENT TO SELBY ROAD, EGGBOROUGH, GOOLE**

**Application:** 2019/0109/FULM

**Location:** Land Adjacent, Selby Road, Eggborough

**Proposal:** Proposed erection of 25 no. dwellings with a vehicular access road adjoining the previously approved application scheme 2017/1131/REMM

The Principal Planning Officer presented the application which had been brought before Planning Committee as the proposed development was a departure from the Development Plan, but there were material considerations which would justify approval of the application.

The Committee noted that the application was for the proposed erection of 25 no. dwellings with a vehicular access road on land forming part of a wider site the subject of the previously approved application scheme 2017/1131/REMM.

In relation to the officer update note, there were a number of corrections to the report regarding application validation, Conservation and Habitats Regulations 2017 (as amended), site access and changes to Condition 17. Members also noted that since the report had been written it had come to the attention of officers that works on site had commenced; to reflect this, a number of conditions required alteration and were set out in full in the officer update note.

Members noted that the applicants had realigned the plans due to part of the site not being in their ownership, and that work on site had already commenced. The Committee asked a number of questions in relation to the application, including vehicle movement restrictions and surface water drainage.

Councillor John McCartney, objector, spoke in objection to the application.

Councillor Mary McCartney, Ward Councillor, spoke in objection to the application.

Michaela Corbett, applicant, spoke in support of the application.

Members considered the application in the context of the wider site and were pleased to note that 40% of affordable housing would be delivered on the site in what was a sustainable service village; however, some concerns were raised about the construction that had started on site before the appropriate planning permission had been secured.

It was proposed and seconded that the application be approved.

**RESOLVED:**

**To GRANT the application subject to the completion of a S106 agreement, the conditions set out at paragraph 7 of the report and the officer update note.**

**15.4 2019/0434/ADV - GOWTHORPE, SELBY**

**Application:** 2019/0434/ADV

**Location:** Gowthorpe, Selby

**Proposal:** Retrospective application for consent for 14 no. lamp post banners throughout Selby town centre

The Senior Planning Officer presented the application which had been brought before Planning Committee as the applicant was Selby District Council. Amended plans had been sent out for consultation. The consultation period ended on the 6 August 2019, and therefore the recommendation to approve the proposed development was subject to no additional material considerations being raised through the consultation.

The Committee noted that the application was for the retrospective consent of 14 no. lamp post banners throughout Selby town centre.

In relation to the officer update note, no further representations had been received following re-consultation.

Members queried whether checks had been undertaken to establish ownership of the lampposts and that appropriate approval had been given; officers confirmed that this had been checked.

Members considered the application in full and agreed that the Selby 950 celebrations were important for the town and that the application should be approved.

It was proposed and seconded that the application be approved.

**RESOLVED:**

**To GRANT the application subject to the conditions set out at paragraph 5 of the report.**

The meeting closed at 4.10 pm.