

Planning Committee

Venue: Microsoft Teams Live Event - Remote
Date: Wednesday, 12 August 2020
Time: 2.00 pm

Present remotely via Teams Live Events: Councillor J Cattanach in the Chair
Councillors J Mackman (Vice-Chair), I Chilvers, R Packham, M Topping, K Ellis, D Mackay and M Jordan

Officers Present remotely via Teams Live Events: Martin Grainger – Head of Planning, Ruth Hardingham – Planning Development Manager, Glenn Sharpe – Solicitor, Fiona Ellwood – Principal Planning Officer, Rebecca Leggott – Senior Planning Officer and Victoria Foreman – Democratic Services Officer

12 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Welch.

13 DISCLOSURES OF INTEREST

Councillors J Cattanach, I Chilvers, R Packham, D Mackay, M Jordan , K Ellis and M Topping declared a non-pecuniary interest in agenda item 4.1 – Land at Viner Station, Roe Lane, Birkin, Knottingley, as they had all received an additional email representation on the application from the agent for the application.

14 CHAIRS ADDRESS TO THE PLANNING COMMITTEE

The Chair informed Members that an Officer Update Note had been circulated, and that the order of business as set out in the agenda would be altered and agenda item 4.2 – Lodge Farm, Wistow Lordship, Wistow considered by Members first.

The Committee also noted that details of any further representations received on the applications would be given by the Officers in their presentations.

15 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following applications.

15.1 2020/0475/FUL - LODGE FARM, WISTOW LORDSHIP, WISTOW

Councillor J Mackman joined the meeting at this point.

Application: 2020/0475/FUL

Location: Lodge Farm, Wistow Lordship, Wistow

Proposal: Conversion of the existing barn into a dwelling house after Class Q permitted approval (retrospective)

The Senior Planning Officer presented the application which had been brought before Members of the Planning Committee as the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy H12 of the Selby District Local Plan), but it was considered that there were material considerations which would justify approval of the application.

The Committee noted that the application was for the conversion of the existing barn into a dwelling house after Class Q permitted approval (retrospective).

An Officer Update Note had been circulated to Members and made available on the Council's website that set out the amendments made to section 7 of the report, which included an update to condition 5, requiring works to be carried out in accordance with the drainage plan provided, and an additional informative regarding a permit for the septic tank, as advised by the Environment Agency. It was not considered that the information in the Update Note would alter the assessment made of the application.

At this point Councillor J Mackman left the remote meeting due to technical difficulties and did not return.

Members expressed their support for the scheme and it was subsequently proposed and seconded that permission be granted; a vote was taken on the proposal and was carried.

RESOLVED:

To GRANT permission subject to the conditions set out in paragraph 7 of the report and with reference to the additional informative in the Officer

Update Note.

15.2 2017/1381/FULM - LAND AT VINER STATION, ROE LANE, BIRKIN, KNOTTINGLEY

Application: 2017/1381/FULM

Location: Land at Viner Station, Rose Lane, Birkin, Knottingley

Proposal: Proposed erection of a new grain store including a chemical store and roof mounted solar PV

The Principal Planning Officer presented the application which had been reported to the Planning Committee at its meeting held on 6 June 2018, and was deferred for the following reasons, as set out in the minutes of that meeting:

“Members felt that they required more information on the application including on the unauthorised uses of some of the buildings before they could take a decision. Some members expressed a preference for a site visit; however, it was agreed that a decision on such a visit would be taken at a later date.”

Subsequently a retrospective application, under reference 2018/0681/FULM for the Change of Use of the buildings and land from agricultural use to industrial B2 use (which included 5 Biomass Boilers for the drying and heating of woodchip) was reported to Planning Committee in December 2018 and subsequently refused permission on 6 February 2019. An appeal had been lodged against the refusal and would be the subject of a hearing later in August. Members were directed to the relevant planning history section of the report, from paragraph 1.7, for the refusal reasons.

Officers explained that the current application for consideration by Members related solely to the new agricultural grain store. In view of the time period that had passed, the report was re-written, updated and addressed the queries which had arisen previously at committee. An appraisal had been obtained by an Independent Agricultural Consultant on behalf of the Council which justified the need for the grain store, independent of the other buildings on the site. Further information had also been provided on the following:

- Blue line ownership for the entire holding;
- Further details of the farm business;
- Greater justification for the agricultural need for the

- building and why the existing buildings were to be discounted; and
- Advice by an Agricultural Consultant on behalf of the Council.

The Committee noted that the application was for the proposed erection of a new grain store including a chemical store and roof mounted solar PV.

An Officer Update Note had been circulated to Members and made available on the Council's website that responded to comments and queries raised when the application was previously considered at the CEO Planning Decision Session on 24 June 2020.

The Officer's report concluded that the application could be determined ahead of the appeal decision because there was clear evidence of sound agricultural justification for the new grain store, even if the appeal was dismissed and the biomass building was again available for agricultural use.

Members asked questions relating to the difference between multiple planning and business units within agricultural holdings, the bunding on site and the grain storage capacity and its relation to the proposed grain cash and carry business.

The Committee also asked about Condition 13, which specified that no drying of grain from other farms could take place on site; Officers confirmed that the purpose of the condition was to restrict the drying and storage of grain to that which had been produced on the land which served the agricultural business and to prevent the site being used for commercial grain storage.

The Committee debated the application, with some Members expressing concerns around the capacity of the roads surrounding the site to accommodate increased farm traffic and heavy vehicles. Officers confirmed that North Yorkshire County Council Highways had expressed no such concerns and had agreed that the proposed application for grain storage would not result in more than normal agricultural traffic, as was expected in the countryside.

The Committee debated the application further and accepted that as submitted, it was acceptable to policy and should be supported. Some Members stated that the proposed grain business was in context with the existing

uses on the site, and that the bunding and screening allowed for the proposed building to blend in.

It was subsequently proposed and seconded that permission be granted; a vote was taken on the proposal and was carried.

RESOLVED:

To GRANT permission for the application subject to the conditions set out in paragraph 7 of the report.

The meeting closed at 3.02 pm.