

Planning Committee

Venue:	Microsoft Teams - Remote
Date:	Wednesday, 7 October 2020
Time:	2.00 pm
Present remotely via Teams:	Councillors J Cattanach and R Packham in the Chair Councillors J Mackman (Vice-Chair), M Topping, K Ellis, I Chilvers, P Welch and S Shaw-Wright
Officers Present remotely via Teams:	Martin Grainger – Head of Planning, Ruth Hardingham – Planning Development Manager, Glenn Sharpe – Solicitor, Fiona Ellwood – Principal Planning Officer, Rebecca Leggott – Senior Planning Officer, Chris Fairchild – Senior Planning Officer, Jac Cruickshank – Planning Officer, Bethany Harrison – Planning Officer, Victoria Foreman – Democratic Services Officer and Gina Mulderrig – Democratic Services Support Officer

31 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Mackay.

32 DISCLOSURES OF INTEREST

Councillors J Cattanach, J Mackman and I Chilvers declared a personal interest in agenda item 5.2 – Model Farm, Broad Lane, Cawood as they were all members of the Selby Area Internal Drainage Board and as such would leave the meeting and not take any part in the debate for this item.

All Committee members declared a non-pecuniary interest in agenda item 5.3 – 29 Broad Lane, Cawood, Selby as they had received a number of additional representations in relation to the application.

33 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair announced that public speaking had been reintroduced at Planning Committee and that this was the first meeting at which it would take place remotely.

The Committee noted that an Officer Update Note had been circulated and

that the business would be taken in the order as set out on the agenda.

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

Lastly, the Chair reported that that Selby's performance in relation to successful appeal decisions was that the Council was in the top 15 out of 354 local authorities across the UK. This ranking was testament to both Officer and Member decisions.

34 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 23 September 2020.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 23 September 2020 for signing by the Chairman.

35 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following applications.

35.1 2019/1020/FUL - LAND ADJACENT DUDDINGS FARM, HIGH STREET, CARLTON

Application: 2019/1020/FUL

Location: Land Adjacent Duddings Farm, High Street, Carlton

Proposal: Proposed erection of a new single storey retail unit consisting of sales area approximately 280 square metres under the use class A1 and back of house area approximately 103 square metres, along with the associated hard and soft landscaping within the site boundary

The Senior Planning Officer presented the application which had been brought before Planning Committee as the proposal was contrary to the requirements of the development plan (namely S4 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 proposed erection of a new single storey retail unit consisting of sales area approximately 280 square metres under the use class A1 and back of house area approximately 103 square metres, along with the associated hard and soft landscaping within the site

boundary.

An Officer Update Note had been circulated to the Committee which set out a number of amendments to the conditions in the report, following comments from Members and the applicant.

Matt Wilkinson, applicant, was invited remotely into the meeting and spoke in support of the application.

The Committee discussed the application and expressed their support for the scheme.

It was proposed and seconded that the application be minded to grant subject to conditions; a vote was taken on the proposal and was carried.

RESOLVED:

Minded to GRANT the application subject to the conditions set out at paragraph 7 of the report and the Officer Update Note, and to the agreement of access arrangements to Little Black Dog Brewery.

35.2 2020/0218/FUL - MODEL FARM, BROAD LANE, CAWOOD

At this point Councillors J Cattanach (Chair), J Mackman (Vice-Chair) and I Chilvers withdrew from the meeting having all declared an interest in agenda item 5.2 – 2020/0218/FUL – Model Farm, Broad Lane Cawood, as they were Council-appointed members of the Selby Area Internal Drainage Board.

As both the Chair and Vice Chair had withdrawn for the meeting for the following item, the Democratic Services Officer asked for nominations for a temporary Chair of the meeting.

It was proposed and seconded that Councillor R Packham be appointed as Chair for agenda item 5.2 - 2020/0218/FUL – Model Farm, Broad Lane Cawood. A vote was taken on the proposal and was carried.

Councillor R Packham in the Chair.

Application: 2020/0218/FUL

Location: Model Farm, Broad Lane, Cawood

Proposal: Proposed change of use from agricultural storage to depot for the Selby Area Internal Drainage

Board and siting of modular site office/changing room

The Senior Planning Officer presented the application which had been brought before Planning Committee as it did not strictly accord with Policy EMP8 (1) and (2) of the Selby District Local Plan as identified in the report below. However, since the proposal would comply with all other relevant criteria, it was considered that there were material considerations which supported the application.

The Committee noted that the application was for the proposed change of use from agricultural storage to depot for the Selby Area Internal Drainage Board and siting of modular site office/changing room.

In relation to the Officer Update Note, Members noted that a condition had been added regarding the use of the modular site office/changing room, and that there had also been two minor amendments to provide further clarity on informative (5) Consent - Discharge and (6) Ecology.

Members considered the application and expressed support for the scheme; they felt that it was a reasonable, well-presented development.

It was proposed and seconded that the application be granted subject to conditions; a vote was taken on the proposal and was carried.

RESOLVED:

To GRANT the application subject to the conditions set out at paragraph 7 of the report and the Officer Update Note.

35.3 2020/0485/HPA - 29 BROAD LANE, CAWOOD, SELBY

Councillors J Cattanach (Chair), J Mackman (Vice-Chair) and I Chilvers re-joined the meeting at this point. Councillor J Cattanach resumed the role of Chairman and thanked Councillor R Packham for being temporary Chair.

Councillor K Ellis also joined the meeting at this point.

Application: 2020/0485/HPA

Location: 29 Broad Lane, Cawood, Selby

Proposal: Alterations to roof of existing garage to provide additional living accommodation and single storey extension to rear

The Planning Officer presented the application which had been brought before Planning Committee at the discretion of the Head of Planning as 10 letters of representation had been received which raised material planning considerations, and Officers would otherwise determine the application contrary to these representations.

The Committee noted that the application was for alterations to the roof of an existing garage to provide additional living accommodation and a single storey extension to the rear.

In response to a question from Members, the Planning Officer confirmed that any resubmission of a previous 2016 lapsed permission for a detached annex application would need to be reassessed. The Officer also confirmed that should the proposals before Members be built in two separate phases, this would constitute permitted development. In addition, Members asked questions relating to gable end elevations and the siting of windows.

An Officer Update Note had been circulated which set out further details of comments received from the Drainage Board and a number of additional representations from members of the public who had previously objected to the application. It was not felt that the additional representations raised any material planning considerations further than those considered in the Officer's report.

A letter from the applicant had also been received and circulated to Members, which made reference to the extant permission for the single storey extension and the advice received under PD/2020/0079. The letter also stated that works had started on site for the elements that could be constructed without further permission, as the footprint was the same.

Officers confirmed it was not considered that any material planning considerations had been raised as a result of these representations which would warrant the refusal of the application.

Claire Richards, agent, was invited remotely into the meeting and spoke in support of the application.

Due to technical difficulties Robina Hodgson, objector,

was unable to access the remote meeting. As a result, the representation submitted by the objector was read out in full by Democratic Services to the meeting.

The Committee considered the application and felt that the objections submitted to the application did not have substance as planning matters, and agreed that a detailed assessment of the application had been undertaken by Officers and that the proposals were acceptable.

It was proposed and seconded that the application be approved subject to conditions; a vote was taken on the proposal and was carried.

RESOLVED:

To APPROVE the application subject to the conditions set out at paragraph 7 of the report.

35.4 2020/0800/HPA - 89 DONCASTER ROAD, SELBY

Application: 2020/0800/HPA

Location: 89 Doncaster Road, Selby

Proposal: Rear single-storey extension for kitchen/family room extension

The Planning Officer presented the application which had been brought before Planning Committee as the proposal had been submitted by the partner of a Head of Service for Selby District Council.

The Committee noted that the application was for a rear single-storey extension for a kitchen/family room extension.

The Committee considered the application in full. It was proposed and seconded that the application be granted subject to conditions; a vote was taken on the proposal and was carried.

RESOLVED:

To GRANT the application subject to the conditions set out at paragraph 7 of the report.

The meeting closed at 3.53 pm.