

Planning Committee

Venue: Microsoft Teams - Remote
Date: Wednesday, 10 February 2021
Time: 2.00 pm

Present remotely via Teams: Councillor J Cattanach in the Chair

Councillors J Mackman (Vice-Chair), K Ellis, I Chilvers, R Packham, P Welch, D Mackay and S Shaw-Wright

Officers Present remotely via Teams: Martin Grainger – Head of Planning, Glenn Sharpe – Solicitor, Yvonna Naylor – Principal Planning Officer, Chris Fairchild – Senior Planning Officer and Victoria Foreman – Democratic Services Officer

65 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor M Topping. There was no substitute appointed.

66 DISCLOSURES OF INTEREST

There were no disclosures of interest.

67 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair announced that an Officer Update Note had been circulated and could be viewed alongside the agenda on the Council's website, and that any late representations on the applications would be summarised by the Officer in their presentation.

The Principal Planning Officer informed the Committee that in relation to agenda item 4.2 - 2020/0137/FUL – Land Adjacent to 2 Prospect Villas, Barlow Common Road, Barlow a revised scheme had been submitted by the applicant on Monday 8 February 2021, after publication of the agenda. The Officer had contacted the applicant who confirmed that they wished for the new drawing to formally supersede the original scheme. The scheme included changes to the materials of the building, changes to boundary treatments (including removal of the hedge and change to the fence type) and compound surface. Therefore, it was recommended that the application be deferred to

enable the Officer to assess the revised scheme and to seek feedback on the changes from the North Yorkshire County Council Highway Officer.

Members proposed, seconded and agreed that the item should be DEFERRED.

68 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications:

68.1 2019/0668/OUT - PASTURE COTTAGE, MAIN STREET, THORGANBY

Application: 2019/0668/OUT

Location: Pasture Cottage, Main Street, Thorganby

Proposal: Outline application for a residential development and demolition of steel portal framed former haulage workshop building to include access (all other matters reserved)

The Senior Planning Officer presented the application which had been brought back before Planning Committee as there had been a material change in circumstances since Members resolved to grant permission at Planning Committee on 9 December 2020.

The Committee noted that the application was an outline application for a residential development and demolition of steel portal framed former haulage workshop building to include access (with all other matters reserved).

The Officer Update Note set out details of the material changes in circumstances since the Council's adoption of the Infrastructure Funding Statement (IFS) upon Members' previous resolution to grant permission. The IFS changed the planning contributions that should be sought only and did not reopen any wider planning considerations. Therefore, if Members were still minded to approve the application, Officers advised that the additional contributions required by the IFS should not be sought (in this unique instance), and set out the recommended conditions for Members to approve the application.

The Officer Update Note also gave details of some corrections and clarifications to the report as well as additional conditions and informatives.

It was accordingly proposed and seconded that the application be GRANTED.

RESOLVED:

To GRANT the application subject to the conditions and informatives as set out at paragraph 2.0 of the report and in the Officer Update Note.

68.2 2020/0445/FUL - COMUS INN, SELBY ROAD, CAMBLESFORTH

Application: 2020/0445/FUL

Location: Comus Inn, Selby Road, Camblesforth

Proposal: Conversion of existing conservatory into dining area relocation of kitchens to new rear extension and new dining / function room to the rear, link attached through walkway

The Senior Planning Officer presented the application which had been brought before Planning Committee as there had been more than 10 letters of representation had been received in objection to the application, contrary to Officers' opinion where they would otherwise have approved the application under delegated powers.

The Committee noted that the application was for the conversion of the existing conservatory into dining area, relocation of kitchens to new rear extension and new dining / function room to the rear, link attached through walkway.

The Officer Update Note set out details of a change to policy context at paragraph 4.3 of the report which had been updated to reflect that the Local Plan had moved into the next stage of consultation.

The Committee asked questions about the control of noise disturbance and the conditions suggested in the report to address this.

Jade Campey, applicant, was invited remotely into the meeting and spoke in support of the application.

Members debated the application and agreed that with the high rate of local pubs closing, it was important to support those which were investing in their future and were often at the heart of local communities. The Committee acknowledged that the Environmental Health Officer was satisfied that any issue of noise disturbance had been checked, conditioned and mitigated by Officers.

It was proposed and seconded that the application be GRANTED subject to conditions.

RESOLVED:

That the application be GRANTED subject to the conditions set out at 7.1 of the report.

68.3 2020/1161/COU - MANOR FARM, HIRST ROAD, CHAPEL HADDLESEY

Application: 2020/1161/COU

Location: Manor Farm, Hirst Road, Chapel Haddlesey

Proposal: Change of use of land for a non-domestic shepherd's hut for use as a holiday let, together with a 1600mm wood fire hot tub

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 criterion 1 of Policy RT11 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 change of use of land for a non-domestic shepherd's hut for use as a holiday let, together with a 1600mm wood fire hot tub.

The Officer Update Note explained that the policy context noted at paragraph 4.3 of the report had been updated to reflect that the Local Plan had moved into the next stage of consultation. There were also details of an amendment to informative 01 which incorrectly noted the application complied with the development plan.

The Committee asked questions in relation to the precise location of the shepherd's hut, drainage and sewerage connections, whether the application site was on garden land and the potential for the movement of the hut. Members agreed that this should be conditioned in order to limit the number of hut pitches; Officers confirmed that whilst the land was not in the curtilage of a dwelling, it had been used as a garden.

Members agreed that the application should be granted, subject to the additional condition to limit the number of huts on the site. It was therefore proposed and seconded that the application be GRANTED.

RESOLVED:

That the application be GRANTED subject to the conditions set out at paragraph 7.1 of the report, and the additional condition to be drafted by Officers to limit the number of pitches for shepherds' huts on the site to one.

The meeting closed at 15.08pm.