

Planning Committee

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| Venue: | Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT |
| Date: | Wednesday, 12 May 2021 |
| Time: | 2.00 pm |
| Present: | Councillor J Cattanach in the Chair Councillors K Ellis, I Chilvers, R Packham and D Mackay |
| Officers Present in person: | Martin Grainger – Head of Planning, Ruth Hardingham – Planning Development Manager, Glenn Sharpe – Solicitor and Victoria Foreman – Democratic Services Officer |
| Officers present remotely: | Jenny Tyreman – Assistant Principal Planning Officer, Yvonne Naylor – Principal Planning Officer, Rebecca Leggott – Senior Planning Officer |

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Topping, J Mackman, S Shaw-Wright and P Welch.

Councillor C Pearson was in attendance as a substitute for Councillor Mackman, and Councillor T Grogan as a substitute for Councillor Topping.

2 DISCLOSURES OF INTEREST

Councillors J Cattanach, R Packham, K Ellis, T Grogan and D Mackay all declared a non-pecuniary interest in agenda item 4.3 - 2021/0129/S73 - Willow Barn, Sweeming Lane, Little Fenton as they had all received representations on the application by email but were not required to leave the meeting during consideration thereof.

3 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair welcomed the Committee back to the first in person meeting since the start of the coronavirus pandemic and reminded all attendees to maintain social distance whilst in the Chamber, wear masks if moving around the room and use the hand sanitiser provided.

The Chair announced that an Officer Update Note had been circulated and that the business would be taken in the order as set out on the agenda.

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

4 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications:

4.1 2016/0089/FUL - NUN APPLETON HALL, NUN APPLETON, APPLETON ROEBUCK

Application: 2016/0089/FUL

Location: Nun Appleton Hall, Nun Appleton, Appleton Roebuck

Proposal: Works to reintroduce a cupola and viewing platform to roof, repairs to the exterior elevations, alterations to the basement, ground, first and second floors including sensitive refurbishment in addition to demolition of some areas of 20th, 19th and 18th century fabric, and other associated works

The Assistant Principal Planning Officer presented the application which had been brought before Planning Committee as it was a minor planning application where 3 or more consultees objected to the application and Officers would otherwise determine the application contrary to the specific representations raised by those consultees.

Members noted that the application was for works to reintroduce a cupola and viewing platform to roof, repairs to the exterior elevations, alterations to the basement, ground, first and second floors including sensitive refurbishment in addition to demolition of some areas of 20th, 19th and 18th century fabric, and other associated works.

The Officer Update Note set out some amendments and clarifications to the report and Conditions 4 and 8, as well as the details of three additional conditions and updating of the recommendation at paragraph 7.

Members asked a number of questions on the scheme relating to the various works to be undertaken at the property, including realignment of the second floor, and alterations permitted to Grade II Listed Buildings.

Janet Flint, Parish Councillor, was invited remotely into the meeting and spoke in support the application.

Councillor R Musgrave, Ward Member, was invited remotely into the meeting and spoke in support the application.

Timur Tatlioglu, agent, was invited remotely into the meeting and spoke in support of the application.

Members debated the application and whilst some felt that the proposed changes would result in the loss of some historical aspects of the building, others were of the opinion that a lot of thought had been put into the scheme that would enhance, improve and preserve the building.

In accordance with the Officer's report it was proposed and seconded that the application be MINDED TO GRANT; a vote was taken on the proposal and was carried.

RESOLVED:

The Committee were MINDED TO GRANT permission subject to the conditions set out at paragraph 7 of the report and as updated in the Officer Update Note, and referral of the application to the Secretary of State and their confirmation that the application was not to be called in for their consideration, having regard to the 'Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021', as the works were not excluded works and the local planning authority had received an objection in relation to the application notified by them under paragraph 4 of the direction.

4.2 2016/0094/LBC - NUN APPLETON HALL, NUN APPLETON, APPLETON ROEBUCK

Application: 2016/0094/LBC

Location: Nun Appleton Hall, Nun Appleton, Appleton Roebuck

Proposal: Listed building consent for works to

reintroduce a cupola and viewing platform to roof, repairs to the exterior elevations, alterations to the basement, ground, first and second floors including sensitive refurbishment in addition to demolition of some areas of 20th, 19th and 18th century fabric, and other associated works

The Assistant Principal Planning Officer presented the application which had been brought before Planning Committee at the discretion of the Head of Planning. Whilst the application was not defined as a major or minor planning application, 3 or more consultees objected to the application and Officers would otherwise determine the application contrary to the specific representations raised by those consultees. Furthermore, an associated planning application had been submitted for the proposed works and was being brought before Planning Committee as it was a minor planning application where 3 or more consultees objected to the application and Officers would otherwise determine the application contrary to the specific representations raised by those consultees.

Members noted that the application was for Listed building consent for works to reintroduce a cupola and viewing platform to roof, repairs to the exterior elevations, alterations to the basement, ground, first and second floors including sensitive refurbishment in addition to demolition of some areas of 20th, 19th and 18th century fabric, and other associated works.

The Officer Update Note set out amendments and clarifications to the report, deletion of Conditions 02, 05, 17, 18 and 19, and amendments to conditions 06 and 07. The recommendation at paragraph 7 of the report would also be changed accordingly.

Those speakers who had registered to speak informed the Chair at this point that they did not feel the need to do so.

Members debated the application and expressed the importance that high quality materials were used; Officers confirmed that materials would be approved through conditions attached to the consent and Officers would ensure they would be appropriate and in keeping with the building. Members were supportive of the application.

In accordance with the Officer's report it was proposed

and seconded that the application be MINDED TO GRANT; a vote was taken on the proposal and was carried.

RESOLVED:

The Committee were MINDED TO GRANT permission subject to the conditions set out at paragraph 7 of the report and as updated in the Officer Update Note, and referral of the application to the Secretary of State and their confirmation that the application was not to be called in for their consideration, having regard to the 'Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021', as the works were not excluded works and the local planning authority had received an objection in relation to the application notified by them under paragraph 4 of the direction.

4.3 2021/0129/S73 - WILLOW BARN, SWEEMING LANE, LITTLE FENTON

Application: 2021/0129/S73

Location: Willow Barn, Sweeming Lane, Little Fenton

Proposal: Section 73 to vary/remove condition 02 (approved plans) of planning permission reference number 2019/0578/FUL proposed conversion of ancillary building to dwelling granted on 5 March 2020

The Principal Planning Officer presented the application which had been brought before Planning Committee as a result of a call-in request from Councillor Richard Musgrave, and as the proposals were contrary to Policy H12 of the Local Plan.

Members noted that the application was for a Section 73 to vary/remove condition 02 (approved plans) of planning permission reference number 2019/0578/FUL proposed conversion of ancillary building to dwelling granted on 5 March 2020.

The Officer Update Note set out some clarifications to points in the report, changes to proposed conditions, and numerous details of further comments that had been received on the application since the publication of the

Officer's report, which were circulated to the Planning Committee following a request by the objector.

The Committee asked questions of the Officer on several matters including how the scheme had been unlawfully developed in such a way that made it substantially different from the approved plans. Officers were asked to explain what works had been undertaken and then removed or retained on site by the applicants. The Section 73 application before the Committee had been submitted to attempt to rectify the unlawful work that had already taken place on the site.

Georgina Ashton, objector, was invited remotely into the meeting and spoke against the application.

Councillor R Musgrave, Ward Member, was invited remotely into the meeting and spoke against the application.

Richard Borrows, agent, was invited remotely into the meeting and spoke in support of the application.

Members debated the application further and expressed their concerns about the proposals contained within the Officer's report. It was accordingly proposed, seconded and agreed that a site visit be undertaken by the Committee before any other decisions was taken on the application.

RESOLVED:

That a site visit be arranged for the Committee by Officers, prior to any further consideration of the application.

4.4 2021/0302/ADV - MICKLEGATE, SELBY

Application: 2021/0302/ADV

Location: Micklegate, Selby

Proposal: Advertisement consent for 1 No non illuminated plastic floor vinyl

The Senior Planning Officer presented the application which had been brought before Planning Committee as it was an application by Selby District Council.

Members noted that the application was for advertisement consent for 1 No non illuminated plastic floor vinyl.

Members asked questions about the application and debated the matter in full. Queries were raised in relation to the safety of the material to be used on the floor, as well as the placement of it. Some Members had concerns about its use in a Heritage Action Zone, whilst other Members supported the scheme due to the need for advertisements to assist the recovery of businesses in the district's town centres following the pandemic. The Committee noted that the proposals were only temporary and would be removed at the end of April 2022.

It was proposed and seconded that the application be refused; a vote was taken and was LOST.

In accordance with the Officer's report, it was proposed and seconded to APPROVE the application; a vote was taken on the proposal and was carried.

RESOLVED:

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

4.5 2021/0343/ADV - HIGH STREET, TADCASTER

Application: 2021/0343/ADV

Location: High Street, Tadcaster

Proposal: Advertisement consent for 1 No non illuminated floor vinyl of 2000mm x 2550mm

The Senior Planning Officer presented the application which had been brought before Planning Committee as it was an application by Selby District Council.

Members noted that the application was for advertisement consent for 1 No non illuminated floor vinyl of 2000mm x 2550mm advertisement consent for 1 No non illuminated plastic floor vinyl.

Some Members again expressed concerns regarding the limited impact and use of the vinyl in a Conservation Area.

It was proposed and seconded that the application be refused; a vote was taken and was LOST.

In accordance with the Officer's report, it was proposed and seconded to APPROVE the application; a vote was taken on the proposal and was carried.

RESOLVED:

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

4.6 2021/0344/ADV - 32 BRIDGE STREET, TADCASTER

Application: 2021/0344/ADV

Location: 32 Bridge Street, Tadcaster

Proposal: Advertisement consent for 7 No non illuminated window displays covering each half of the sash window

The Senior Planning Officer presented the application which had been brought before Planning Committee as it was an application by Selby District Council.

Members noted that the application was for advertisement consent for 7 No non illuminated window displays covering each half of the sash window.

Members agreed that the advertisements were for the benefit of the town and should be approved.

In accordance with the Officer's report it was proposed and seconded to GRANT the application; a vote was taken on the proposal and was carried.

RESOLVED:

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

The meeting closed at 4.23 pm.