

## Planning Committee

Venue: Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT

Date: Wednesday, 9 March 2022

Time: 2.00 pm

Present: Councillor J Cattanach in the Chair

Councillors J Mackman (Vice-Chair), M Topping, K Ellis, I Chilvers, R Packham, D Mackay, C Richardson and S Duckett

Officers Present: Martin Grainger – Head of Planning, Ruth Hardingham – Planning Development Manager, Glenn Sharpe – Solicitor, Fiona Ellwood – Principal Planning Officer, Gareth Stent – Principal Planning Officer; and Dawn Drury – Democratic Services Officer

Press: 0

Public: 0

### **61 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor P Welch. Councillor S Duckett was in attendance as a substitute for Councillor Welch.

### **62 DISCLOSURES OF INTEREST**

Councillor J Mackman declared a non-pecuniary personal interest in agenda item 5.1 – 2020/0014/FULM, Land Off Barff View, Burn, as he was the Chair of the Selby and District Housing Committee; Councillor Mackman confirmed that he would leave the meeting during consideration thereof.

Councillor S Duckett declared a non-pecuniary personal interest in agenda item 5.1 – 2020/0014/FULM, Land Off Barff View, Burn, as she was a Member of the Selby District Housing Committee; Councillor Duckett confirmed that she would leave the meeting during consideration thereof.

### 63 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair announced that there was not an Officer Update Note for this meeting of the Committee.

### 64 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 9 February 2022.

#### RESOLVED:

**To approve the minutes of the Planning Committee meeting held on 9 February 2022 for signing by the Chairman.**

### 65 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications

#### 65.1 2020/0014/FULM - LAND OFF BARFF VIEW, BURN

*Councillors J Mackman and S Duckett left the meeting at this point.*

**Application:** 2020/0014/FULM

**Location:** Land off Barff View, Burn

**Proposal:** Proposed construction of 10 affordable homes, to include a two-storey block of six two-bedroom apartments and four single storey two bedroom semi-detached properties

The Principal Planning Officer presented the application which had been previously presented to the meeting of the committee on 8 December 2021 and deferred in order for officers to undertake further work on the application by supplying additional detail on potential flooding, and the suitability of car parking provision on the site.

Members noted that the application was for the proposed construction of 10 affordable homes, to include a two-storey block of six two-bedroom apartments and four single storey two bedroom semi-detached properties.

Officers explained that there were two minor corrections to the original report, the two-storey block consisted of three two-bedroom and three one-bedroom apartments, and not six two-bedroom apartments as stated in the application description at the head of the report. In terms of the number of car parking spaces, it was stated that there was a correction to the paragraph at the top of

page 25 which stated that there were 14 spaces provided when in fact there were 15 car parking spaces available.

The Committee were shown a presentation to include a selection of photographs taken around the site at 6.30 pm in the evening, to give an overview of the level of on-street parking provision on the site, still available for use at that time.

Members noted that both the Lead Local Flood Authority (LLFA) and the Highway Authority had been re-consulted following the December meeting of the committee. The LLFA had raised no further objections subject to the additional condition contained within the report of the 9 March 2022.

In terms of the level of car parking provision, the Highway Authority had confirmed that to comply with North Yorkshire County Council's parking standards a total of 17 spaces should be provided for this development. However, taken on balance, and given the characteristics of the location, the Highway Authority did not consider a shortfall of two spaces to be sufficient to warrant refusal of this scheme.

In response to a Member query regarding the additional condition requested by the LLFA and whether the condition was implementable, the officer confirmed that where the LLFA were in doubt that a condition could be achieved, they would normally request further information prior to determination.

It was proposed and seconded that the application be APPROVED; a vote was taken and was carried.

**RESOLVED:**

**That the application be APPROVED subject to the conditions set out at paragraph 7 of the report presented to the Planning Committee on 8 December 2021; and the additional condition contained in the report dated 9 March 2022.**

*Councillors J Mackman and S Duckett returned to the meeting at this point.*

**65.2 2021/1463/HPA - 31 BRUNSWICK CRESCENT, SHERBURN IN ELMET**

**Application:** 2021/1463/HPA

**Location:** 31 Brunswick Crescent, Sherburn in Elmet

**Proposal:** A two storey side extension to provide additional living accommodation plus detached outbuilding.

The Principal Planning Officer presented the application which had been brought before Planning Committee as the applicant was an employee of Selby District Council within the planning service.

Members noted that the application was for a two storey side extension to provide additional living accommodation plus a detached outbuilding.

Members expressed their support for the application, it was considered to be a significant sized plot with the proposed extension in character and proportion to other buildings in the area; and the application was in compliance with the Selby District Local Plan, the Core Strategy and the advice contained within the National Planning Policy Framework (NPPF). It was therefore proposed and seconded that the application be GRANTED. A vote was taken and was carried unanimously.

**RESOLVED:**

**That the application be GRANTED subject to the conditions at paragraph 7 of the report.**

Finally, the Head of Planning informed Members that this was the final Committee for the Planning Development Manager who was leaving Selby District Council. The Committee as a whole praised the Planning Development Managers achievements during her time at the Council along with the dedication shown to the planning department; it was agreed that the officer would be greatly missed and Members wished her every success in her new role.

The meeting closed at 2.35 pm.