

Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 11 May 2022
Time:	2.00 pm
Present:	Councillor M Topping in the Chair Councillors J Mackman (Vice-Chair), I Chilvers, J Duggan, D Mackay, C Pearson, C Richardson and J Cattanach
Officers Present:	Martin Grainger, Head of Planning, Hannah Blackburn, Planning Development Manager, Glenn Sharpe, Solicitor, Jenny Tyreman, Assistant Principal Officer, Irma Sinkeviciene, Senior Planning Officer and Victoria Foreman, Democratic Services Officer
Press:	None
Public:	3

71 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Ellis, R Packham and P Welch.

Councillor C Pearson was in attendance as substitute for Councillor K Ellis, and Councillor J Duggan as a substitute for Councillor P Welch.

72 DISCLOSURES OF INTEREST

There were no disclosures of interest.

73 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair announced that an Officer Update Note had been circulated and was available to view alongside the agenda on the Council's website.

The Committee noted that the order of the agenda had been amended in order to accommodate speakers on the items. Agenda item 5.3 – 2021/1089/FULM, Hales Lane, Drax would be considered second and item 5.2

– 2021/1138/FUL, Saxton C of E Primary School, Saxton last.

The Committee were informed that any late representations on the applications would be summarised by the Officer in their presentation.

Lastly, the Chairman proposed and seconded that the start time of Planning Committee meetings be amended from 2.00pm to 4.00pm, from the beginning of the 2022-23 municipal year.

Members considered the matter and a vote taken; and the change in time was refused.

RESOLVED:

That the start time of Planning Committee meetings continue to be 2.00pm for the 2022-23 municipal year.

74 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 6 April 2022.

An amendment to the minutes was proposed in relation to minute number 70.1 - 2021/0871/OUT - Field House, School Lane, Bolton Percy.

Item (c) of the resolution could possibly refer to a number of policies that the application conflicted with; as such, it would be better to simply state that the application was contrary to the Core Strategy.

It was proposed, seconded and a vote taken.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 6 April 2022 for signing by the Chairman, subject to the following amendment:

‘(c) that the application was considered to be contrary to the Selby District Core Strategy.’

75 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications.

75.1 2021/0661/FUL - 14 EDGERTON DRIVE, TADCASTER

Application: 2021/0661/FUL

Location: 14 Edgerton Lodge

Proposal: Erection of 1 No. dwelling on land to the rear/side of 14 Edgerton Drive with access from Inholmes Lane

The Senior Planning Officer presented the application had been brought before Planning Committee as more than 10 letters of representation had been received which raised material planning considerations, and the Officers recommendation was contrary to these representations.

Members noted that it was for the erection of 1 No. dwelling on land to the rear/side of 14 Edgerton Drive with access from Inholmes Lane.

The Committee considered the Officer Update Note which set out additional consultations and conditions, and that ownership notices had been served on the 4 April and a public notice placed in the Wetherby News on 7 April.

The Committee asked numerous questions of the Officer relating to the two trees covered under one TPO on the site, the distance between the bungalow and the rear boundary, access to the land at the rear via a wooden gate, the narrowness and suitable access down Inholmes Lane for emergency and large vehicles and the suitability of turning space.

Officers explained that whilst Inholmes Lane was not an adopted road, it was an existing situation with alternative access via Edgerton Drive, and that in respect of the plans permitted there was sufficient turning space provided.

Mike Nicholls, objector, spoke against the application.

Members debated the application further, with some Members feeling that access down Inholmes Lane would prove to be an issue and that a site visit would be appropriate.

The motion for a site visit was proposed but not seconded, and therefore fell.

The Committee acknowledged that the scheme had been amended and improved since the original proposal and that it was an application on garden land within the Tadcaster development limits; it was therefore acceptable in principles. Members noted that the Highways Authority had been consulted and had no objections to the proposal besides from the provision of a construction management plan.

Members considered further that the parking requirement had been met and suitable turning space for cars provided. Some Members having assessed the application in full were of the opinion that on balance, and with regards to the Development Plan, there would not be detrimental impact should permission be granted.

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 in the report and the Officer Update Note.

75.2 2021/1089/FULM - HALES LANE, DRAX

Application: 2021/1089/FUL

Location: Hales Lane, Drax

Proposal: Development of a battery storage facility, associated infrastructure, access and grid connection

The Assistant Principal Planning Officer presented the application which had been brought before Planning Committee as it was a major application where 10 or more letters of representation had been received, which raised material planning considerations, and Officers were recommending approval of the application contrary to these representations.

Members noted that it was for the development of a battery storage facility, associated infrastructure, access and grid connection.

The Committee considered the Officer Update Note which set out an amendment to Condition 9, clarification of the maximum heights of the substation and details of a further letter of representation.

The Committee asked several questions relating to previous approval of similar scheme through delegated powers, proposals for the roadway, the distance and positioning of the cabling to the substation and the cumulative impact of the scheme. Some Members believed all such schemes should be brought before the committee for consideration.

Officers confirmed that this particular application had been brought before committee due to the number of representations received, and the cable would be laid

under the road along Hales Lane for 600m.

Democratic Services read out a representation from an objector, Diane Hall, who was against the application.

George Wilyman, applicant, spoke in favour of the application.

Members debated the application further, with some emphasising that on previous similar applications there had usually been a construction compound; Officers explained that this would be clarified as part of the construction management plan, details of which had been requested under condition 12. Officers advised that they understood the compound would be likely located within the site boundary.

Some Members felt that the scheme was not suitable for the location and that it would be a blight on the local landscape and affect local businesses such as the riding school and cemetery. It was out of keeping with the village of Drax and schemes such as these would be better suited to sites within the limits of the decommissioned power station.

However, some Members supported approval of the scheme but subject to numerous conditions. The proposals were not in the green belt where very special circumstances had to be agreed; it was also not a site of special landscape or ecological interest. There were a substantial number of trees on the nearby bunding that would provide high-level screening. A dedicated parking and turning area were to be provided and the maximum height of the units was 7m, the colour scheme of which would minimise visual impact. Such applications would become more common and as such the decision to be made by the committee should reflect that; compact sites such as these were needed nationally.

It was proposed and seconded that the application be REFUSED; a vote was taken and was lost.

It was subsequently 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 in the report and the Officer Update Note.

75.3 2021/1138/FUL - SAXTON C OF E PRIMARY SCHOOL, SAXTON

Application: 2021/1138/FUL

Location: Saxton C of E Primary School, Saxton

Proposal: Erection of a playground shelter

The Senior Planning Officer presented the application that had been brought before Planning Committee as it did not accord with Policy ENV29 of the Selby District Local Plan 2005. This policy stated that proposals for the development of local amenity space would not be permitted. However, since the proposal would comply with all other relevant criteria and it was considered that there are material considerations which supported the application, the recommendation is for approval.

Members noted that it was for the erection of a playground shelter.

The Committee considered the Officer Update Note which set out an amended condition to refer to amended drawings.

Members supported the application; 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 in the report and the Officer Update Note.

The meeting closed at 3.31 pm.