

## Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 11 July 2018
Time:	2.00 pm
Present:	Councillor J Cattanach in the Chair  Councillors D Peart (Vice-Chair), I Chilvers, J Deans, M Jordan, R Packham, P Welch and R Musgrave
Officers Present:	Kelly Dawson (Senior Solicitor), Paul Edwards (Principal Planning Officer), Martin Grainger (Head of Planning), Alpha Love-Koh (Solicitor), Jenny Tyreman (Senior Planning Officer) and Palbinder Mann (Democratic Services Manager)
Press:	0
Public:	4

### **8 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Casling. Councillor Buckle was in attendance as a substitute for Councillor Casling.

### **9 DISCLOSURES OF INTEREST**

All Committee Members declared that they had received representations in relation to agenda item 6.3 – 2018/0383/COU – Unit 5, Copley Enterprise Park, Station Road, Tadcaster.

### **10 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE**

There was no address from the Chair.

### **11 SUSPENSION OF COUNCIL PROCEDURE RULES**

The Committee considered the suspension of Council Procedure Rules 15.1 and 15.6 (a) to allow for a more effective discussion when considering planning applications.

**RESOLVED:**

**To suspend Council Procedure Rules 15.1 and 15.6 (a) for the duration of the meeting.**

**12 MINUTES**

The Committee considered the minutes of the Planning Committee meeting held on 6 June 2018.

**RESOLVED:**

**To approve the minutes of the Planning Committee meeting held on 6 June 2018 for signing by the Chairman.**

**13 PLANNING APPLICATIONS RECEIVED**

The Committee considered the following applications:

**13.1 2017/0687/FUL - SPRINGFIELD HOUSE FARM, GREEN LANE, NORTH DUFFIELD**

**Application:** 2017/0687/FUL

**Location:** Springfield House Farm, Green Lane, North Duffield

**Proposal:** Proposed erection of 4 no. detached bungalows with integral garages

The Principal Planning Officer presented the application that had been brought to the Committee as it was contrary to the Development Plan, Policy SP2A (c) of Selby District Core Strategy, but there were material considerations that would justify supporting the application.

Members noted that the application was for the proposed erection of four detached bungalows with integral garages.

It was queried what percentage of growth that was acceptable in Designated Service Villages (DSVs). The Head of Planning agreed to look into this issue and confirm back to Committee.

In relation to the officer update note, the Committee were made aware that an additional water drainage condition was needed and this was outlined in the update note.

Melissa Madge, agent spoke in support of the application.

It was proposed and seconded that the application be approved.

**RESOLVED:**

**To APPROVE the application subject to the condition set out in paragraph six of the report and the additional condition in the officer update note.**

### **13.2 2018/0263/FUL - JACKADORY, 37 YORK ROAD, RICCALL**

**Application:** 2018/0263/FUL

**Location:** Jackadory, 37 York Road, Riccall

**Proposal:** Proposed erection of 1 no. dwelling

The Senior Planning Officer presented the application that had been brought to the Committee as it was a departure from the Development Plan, but there were material considerations which would justify approval of the application.

Members noted that the application was for the proposed erection of one dwelling.

The Senior Planning Officer explained that an additional condition would be proposed to remove permitted development rights for the insertion of any additional windows in the south side elevation of the proposed dwelling in the interests of the residential amenity of the neighbouring property. The Committee were informed that although this was mentioned in paragraph 4.13 of the report, no condition was currently proposed.

Stephanie Leeman, applicant, spoke in support of the application.

The Committee noted that there already an extant planning consent on the site.

It was proposed and seconded that the application be approved with the additional condition as outlined above.

**RESOLVED:**

**To APPROVE the application subject to the conditions set out in paragraph six of the report and the additional condition outlined above.**

### **13.3 2018/0383/COU - UNIT 5, COPLEY ENTERPRISE PARK, STATION ROAD, TADCASTER**

**Application:** 2018/0383/COU

**Location:** Unit 5, Copley Enterprise Park, Station Road, Tadcaster

**Proposal:** Change of use from Class B2 General Industry to Class D2 Assembly and Leisure

The Principal Planning Officer presented the application that had been brought to the Committee as Officers considered that although the proposal was contrary to the provisions of the Development Plan, there were material considerations which would justify approving the application.

Members noted that the application was for change of use from Class B2 General Industry to Class D2 Assembly and Leisure.

In relation to the officer update note, the Committee were made aware that an additional letter of representation supporting the application had been received and the details were outlined in the update note.

Richard Axtell on behalf of the applicant spoke in support of the application.

It was proposed and seconded that the application be approved.

**RESOLVED:**

**To APPROVE the application subject to the conditions set out in paragraph six of the report.**

The meeting closed at 2.38 pm.