



Minutes

Planning Committee

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

Date: Wednesday, 8 September 2021

Time: 2.00 pm

Present: Councillor J Cattanach in the Chair

Councillors J Mackman (Vice Chair), K Ellis, I Chilvers, P Welch, S Duckett and C Richardson

Officers Present: Martin Grainger – Head of Planning, Ruth Hardingham - Planning Development Manager, Glenn Sharpe – Solicitor (from agenda item 4.3), Gareth Stent – Principal Planning Officer, Irma Sinkeviciene – Senior Planning Officer, Hannah Blackburn – Principal Planning Officer; and Dawn Drury – Democratic Services Officer

30 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Packham, M Topping and D Mackay.

Councillor S Duckett was in attendance as a substitute for Councillor Packham.

31 DISCLOSURES OF INTEREST

There were no disclosures of interest.

32 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair announced that there was no Officer Update Note.

33 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications:

33.1 2021/0931/DOV - WEST FARM, WEST END, ULLESKELF, TADCASTER

Application: 2021/0931/DOV

Location: West Farm, West End, Ulleskelf, Tadcaster

Proposal: Request for a Deed of Variation to Section 106 agreement of approval 2016/0403/OUT Outline application for erection of up to 25 dwellings following demolition of existing dwelling and farm-buildings to include access, landscaping and scale (Appeal Reference APP/2739/W/17/31731078)

The Planning Development Manager presented the application which had been brought before Planning Committee due to it being a proposal to amend the approach on the provision of Affordable Housing from 40% on-site affordable housing provision, as set out in the S106 Agreement signed under Appeal Reference APP/2739/W/17/31731078 to payment of a Commuted Sum for Off Site Provision.

Members noted that the application was a request for a Deed of Variation to Section 106 agreement of approval 2016/0403/OUT Outline application for erection of up to 25 dwellings following demolition of existing dwelling and farm-buildings to include access, landscaping and scale (Appeal Reference APP/2739/W/17/31731078).

Members debated the application and expressed their support as it was felt that 25 new properties were to be welcomed in Ulleskelf, however it was deemed disappointing that due to a series of viability challenges the provision of the affordable housing commuted sum had been reduced by half the expected amount.

Members agreed that it would be appropriate to impose two conditions on the deed of variation and requested that the date by which payment of the affordable housing commuted sum be received by the Council must be clearly specified. And further, that following the Local Government Review, all monies received from the scheme could only be used within the District of Selby.

In accordance with the officer's report, it was proposed and seconded that the application be APPROVED. A vote was taken on the proposal and was carried unanimously.

RESOLVED:

To approve the delegation to Officers to complete a Deed of Variation to the original Section 106 agreement to reduce the overall provision of an

affordable housing commuted sum of £43,800 payable within 7 working days of the occupation of the 12th dwelling on the site (i.e., occupation of 50% of the scheme); with the addition of two conditions as detailed above.

33.2 2021/0655/FULM - DOVECOTE PARK, BANKWOOD ROAD, STAPLETON, PONTEFRACT

Application: 2021/0655/FULM

Location: Dovecote Park, Bankwood Road, Stapleton, Pontefract

Proposal: Construction of new tray store building (retrospective)

The Principal Planning Officer presented the application which had been brought before Planning Committee as it constituted inappropriate development in the Green Belt, but it was considered that the applicant had demonstrated that very special circumstances existed to justify why permission should be granted.

Members noted that the application was for the construction of new tray store building (retrospective).

The Committee asked questions of the Officer regarding the existence of any clearly defined boundaries to the site, and if the land was considered previously developed.

Officers confirmed that there were boundaries to the site which were clearly defined by fencing and conifer hedging. It was further confirmed that the new building was to be erected on the site of what had previously been an operational car park with a surface consisting of gravel, therefore the area could be described as previously developed land.

Members debated the application and agreed with the officer's recommendation that there were very special circumstances, in terms of economic growth, local employment opportunities, the impact of Brexit and Covid-19, and expansion of the business which would support the food supply chain in the current climate.

Members raised concerns that building work had commenced at the site prior to planning permission being sought, officers confirmed that they would take away comments made by Members and seek a dialogue with

the applicant's agent regarding the submission of any future retrospective applications.

It was highlighted that there were multiple existing business sites within the District, situated within the Green Belt, in the extraordinary situation of requiring expansion of current buildings. Officers were asked to consider, in any future Local Plan review, taking these businesses out of the Green Belt, to ensure that the Council continued to be able to support the expansion of local businesses.

In accordance with the officer's report, it was proposed and seconded that the application be GRANTED. A vote was taken on the proposal and was carried unanimously.

RESOLVED:

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

33.3 2020/1115/FUL - VILLA FARM, MAIN STREET, APPLETON ROEBUCK

Application: 2020/1115/FUL

Location: Villa Farm, Main Street, Appleton Roebuck

Proposal: Erection of a six-bedroom detached dwelling with detached garage on land north of Villa Farm/Rosemary Garth

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

Members noted that the application was for the erection of a six-bedroom detached dwelling with detached garage on land north of Villa Farm/Rosemary Garth.

The Committee asked a question of the Officer regarding the defined development limits of the area, it was confirmed that the access from the main road into the application site was inside the development limits, whilst the application site was outside the development limits of Appleton Roebuck.

Lee Vincent, agent, attended the meeting in person and spoke in favour of the application.

Members debated the application and agreed that the proposed dwelling would not enhance the vitality of the rural community, and there were no special circumstances, as such, the application was an inappropriate form of development, and contrary to policy SP2A of the Selby District Core Strategy.

The Committee agreed with each of the Officer's five reasons for refusal, as detailed within the report.

In accordance with the officer's report, it was proposed and seconded that the application be REFUSED. A vote was taken on the proposal and was carried unanimously.

RESOLVED:

To REFUSE the application for the reasons set out at paragraph 7 of the report.

The meeting closed at 3.08 pm.

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