

Planning Committee

Venue: Council Chamber - Civic Centre, Doncaster Road, Selby,
YO8 9FT
Date: Wednesday, 17 August 2022
Time: 2.00 pm

Present: Councillor M Topping in the Chair

Councillors C Richardson (Vice-Chair), I Chilvers, K Ellis,
G Ashton, R Packham, P Welch, J Duggan and D Mackay

Officers Present: Martin Grainger – Head of Planning, Hannah Blackburn –
Planning Development Manager, Glenn Sharpe – Solicitor,
Fiona Ellwood – Principal Planning Officer, Emma Howson
– Senior Planning Officer, Elizabeth Maw – Senior Planning
Officer, Gina Mulderrig – Democratic Services Officer

Public: 2

11 APOLOGIES FOR ABSENCE

No apologies for absence had been received.

12 DISCLOSURES OF INTEREST

The Chairman declared a non-prejudicial interest in agenda item 5.4, 2021/0868/FUL - Oakwood Barns, Main Street, Healaugh as the speaker for the item was a client of the Chairman's employer. The Chairman confirmed that he had no connection to the item in question, but that he had declared the interest to the Solicitor and would not leave the meeting during consideration thereof.

13 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 any late representations on the applications would

be summarised by the Officer in their presentation.

The Chair informed the Committee that the order of the agenda had been amended so that the item 5.4, 2021/0868/FUL - Oakwood Barns, Main Street, Healaugh, would be taken first with the listed order continuing thereafter.

14 MINUTES

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

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 6 July 2022 for signing by the Chairman.

15 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications.

15.4 2021/0868/FUL - OAKWOOD BARNs, MAIN STREET, HEALAUGH

Application: 2021/0868/FUL

Location: Oakwood Barns, Main Street, Healaugh, Tadcaster

Proposal: Conversion of agricultural building to 2 dwellings, removal of concrete hardstandings and impermeable outside storage and circulation areas, provision of car parking and landscaping.

The Principal Planning Officer presented the application which had been brought before Planning Committee as the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy H12 of the Selby District Local Plan) but it was considered that there were material considerations which would justify approval of the application.

Members noted that the application was for the conversion of an agricultural building to 2 dwellings, removal of concrete hardstandings and impermeable outside storage and circulation areas, and the provision of car parking and landscaping.

The Committee considered the Officer Update Note which recommended that, following re-consultation with North Yorkshire County Council Highways due to development of adjacent buildings, an additional condition be imposed on the proposal to ensure a satisfactory means of access to the site from the public

highway. The condition stated that the development must not be brought into use until access had been constructed in accordance with the Specification for Housing and Industrial Estate Roads and Private Street Works, and the verge and/or footway surfacing was constructed in accordance with approved details.

The Committee asked numerous questions of the Officer about why the dwellings were not permitted ancillary buildings such as garages and why permitted development rights were curtailed.

Officers explained that the scale of the development in an isolated area was already substantial and further building would put pressure on the curtilage.

Members asked for clarification on the material used for cladding and how the construction of the building complied with Criteria 4 of Selby District Local Plan H12 Policy given the scale of new materials required.

Officers stated that existing green corrugated sheet cladding would be reused and that while the development did reach the upper limits of alteration specified in the Selby District Local Plan, enough of the existing material would be retained to comply and additional materials would be necessary to meet building regulations.

Jennifer Hubbard, agent, was in attendance at the meeting and spoke in support of the application.

Ms Hubbard referred to the contamination conditions and requested that the application be deferred to allow time for the contamination consultant to review the additional information submitted and following receipt of comments, which may result in a reduction in the number of contamination conditions, that authority to approve the application be delegated to the Head of Planning.

Officers agreed that this approach would be acceptable as the Councils contamination Consultant had been reconsulted following receipt of additional information and those comments were awaited at the time of this meeting.

Members debated the application and expressed no concerns with the validity of the application.

It was proposed and seconded that the application be

APPROVED; a vote was taken on the proposal and was carried.

RESOLVED:

That authority to approve the application be delegated to the Head of Planning subject to revision to the contamination conditions as advised by the Councils contamination consultant and subject to the condition set out in paragraph 7 of the report and the Officer Update Note.

15.1 2022/0381/COU - BRAEMAR, WEELAND ROAD, EGGBOROUGH, SELBY

Application: 2022/0381/COU

Location: Braemar, Weeland Road, Eggborough

Proposal: Change of use from C3 to C2 to be a Children's home for 4 Children ages 8 – 18

The Senior Planning Officer presented the application which had been brought before the Planning Committee due to 3.8.9(b)(vi) of the Council's Constitution as more than 10 letters of representation had been received which raised material planning considerations; Officers were recommending approval contrary to the representations received.

It was noted that the application had previously been brought before committee at the meeting on 6 July 2022 and had been deferred for a site visit to allow Members to assess the provision of parking spaces, management of the scheme and the impact of the on-street parking.

Members noted that the application was for the change of use from C3 to C2 to be a children's home for four children aged between eight and eighteen, though the Officer did confirm that Use Class C2 if permitted would allow a residential institution.

The Committee considered the Officer Update Note which set out the comments received from Eggborough Parish Council who had raised objections to the application, which highlighted a lack of off-street parking, the amount of visitor parking required and the effect on traffic safety in the village.

The Committee asked numerous questions of the Officer about the existing off-street car parking spaces at the property, the number of spaces required for staff and

whether additional parking spaces had been sought.

The Officer confirmed that the property has three off-street parking spaces and a garage, and that the applicant had stated the maximum number of parking spaces required at any one time for staff would be four. It was further confirmed that this did not include a vehicle for staff to transport residents, and that no additional parking was being considered in this application

Members debated the application further and made the point that the property was a residential building and as such did not contravene any Development Plan policies that would justify the refusal of the application due to parking issues. Members stated that the highway adjacent to the property had no restrictions imposed and could be used for parking, and in terms of any subsequent issues these would be a matter for North Yorkshire County Council Highways Enforcement Team or the Police and therefore had no bearing on the decision regarding this application.

It was proposed and seconded that the application be GRANTED; a vote was taken on the proposal and was carried.

RESOLVED:

That the application be GRANTED subject to the conditions set out in paragraph 7 of the report.

15.2 2021/1298/FUL - BRIDGE VIEW, HIRST ROAD, CARLTON

Application: 2021/1298/FUL

Location: Bridge View, Hirst Road, Carlton, Selby

Proposal: Change of use involving the formation of a tourist caravan site including the siting of two park homes, the creation of a camp site, the extension of an existing amenity block and the erection of a storage building.

The Senior Planning Officer presented the application which had been brought before the Planning Committee by virtue of 3.8.9(b)(iii) of the Council's Constitution as the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy RT11 of the Selby District Local Plan), but it was considered that there were material considerations (more up to date policy) which would justify approval of the application.

Members noted that the application was for the change of use involving the formation of a tourist caravan site including the siting of two park homes, the creation of a camp site, the extension of an existing amenity block and the erection of a storage building

The Committee considered the Officer Update Note which set out that the recommendation in the report was to GRANT subject to receiving no objections during the publicity period. The publicity period expired on 5 August 2022 and the new recommendation is to GRANT subject to conditions. An updated site plan with a reduced number of pitches was displayed and an Additional Condition detailed to ensure that the retained trees were protected from damage from underground works.

The Committee asked questions of the Officer regarding the number of lodges already onsite and the nature of the adjacent property.

The Officer confirmed that the owner of the site had purchased one lodge that was present at the property, but it had not yet been situated according to the proposed plan. The Officer explained the adjacent property was residential with the land to the rear being used as a camping and touring caravan site.

Members debated the application further and expressed support for the application as it was considered to be a good example of diversification.

It was proposed and seconded that the application be GRANTED; a vote was taken on the proposal and was carried.

RESOLVED:

That the application be GRANTED subject to the conditions set out in paragraph 7 of the report and the Officer Update Note.

15.3 2021/1360/FUL - OLD PASTURE PARK, YORK ROAD, STILLINGFLEET

Application: 2021/1360/FUL

Location: Old Pasture Park, York Road, Stillingfleet, Selby

Proposal: Change of use of land for the siting of four shepherd huts and associated works (part retrospective).

The Senior Planning Officer presented the application which had been brought before Planning Committee by virtue of 3.8.9(b)(iii) of the Council's Constitution as the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy RT11 of the Selby District Local Plan), but it was considered that there were material considerations (more up to date policy) which would justify approval of the application.

Members noted that the application was for the change of use of land for the siting of four shepherd huts and associated works.

The Committee considered the Officer Update Note which set out that the publicity period for the application expired after this meeting of the Committee, at 12 midnight on the 17 August 2022. Members were advised that should they be minded to approve, the application would be granted under delegated authority to the Chairman of Planning in conjunction with the Head of Planning.

The Committee asked the Officer to clarify which part of the application was retrospective and whether there was an amenity block onsite.

The Officer confirmed that two of the proposed four shepherd's huts were already in place and required retrospective approval and the final two were yet to be situated. It was further confirmed that no amenity block was present or planned as each hut had its own bathroom facilities and would be plumbed into a package treatment plant.

Members debated the application further and expressed their support for the application due to it being a sustainable development that would promote tourism and add to the economy in the area, whilst having a very low impact on the local countryside.

It was proposed and seconded that the application be GRANTED; a vote was taken on the proposal and was carried.

RESOLVED:

That the application be GRANTED subject to the conditions set out in paragraph 7 of the report.

The meeting closed at 2.57 pm.