

Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 24 April 2019
Time:	2.00 pm
Present:	Councillor J Cattanach in the Chair Councillors D Peart (Vice-Chair), I Chilvers, J Deans, R Musgrave, R Packham, P Welch and D White
Officers Present:	Martin Grainger - Head of Planning, Ruth Hardingham - Planning Development Manager, Bob Pritchard - Solicitor, Jenny Tyreman – Senior Planning Officer, Gary Bell – Principal Planning Officer, Simon Eades - Senior Planning Officer, Victoria Foreman - Democratic Services Officer
Press:	1
Public:	10

62 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor L Casling.

Councillor I Reynolds was in attendance as a reserve for Councillor Casling.

63 DISCLOSURES OF INTEREST

Councillor I Reynolds declared a non-pecuniary interest in relation to agenda items 5.1 - 2018/1346/FULM, 5.2 – 2018/1345/FUL, 5.3 – 2018/1347/OUT and 5.4 – 2018/1344/OUTM - Land At The Paddocks, York Road, North Duffield as he had been asked, by the then owner, to value land that was proposed for transfer to the Parish Council, as referenced in the Officer's report. Councillor Reynolds also stated that he had received representations in relation to the applications but had expressed no opinions on the schemes and would consider them with an open mind.

64 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair informed the Committee that an officer update note had been circulated.

The Committee noted that the order of business would be as set out in the agenda papers.

The Chair noted that the meeting was the last Planning Committee meeting of the current administration, and that for Councillors Reynolds, Deans, Casling, White and Peart it would be their last meeting as Selby District Councillors. The Committee thanked the Members for their service on the Planning Committee and as Members of Selby District Council.

The Committee also noted that the meeting was the last Planning Committee for Simon Eades, Senior Planning Officer, who was leaving Selby for a new role at Bradford Council. The Committee wished him well and thanked him for his contribution.

65 MINUTES

The Committee considered the minutes of the Planning Committee meetings held on 20 March 2019 and 3 April 2019.

RESOLVED:

To approve the minutes of the Planning Committee meetings held on 20 March 2019 and 3 April 2019 for signing by the Chairman.

66 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following applications:

66.1 2018/1346/FULM - LAND AT THE PADDOCKS, YORK ROAD, NORTH DUFFIELD, SELBY

Application: 2018/1346/FULM

Location: Land At The Paddocks, York Road, North Duffield, Selby

Proposal: Proposed erection of 14 dwellings and creation of new access

The Principal Planning Officer presented the application which was one of four related applications that had been submitted in relation to the residential development of land behind properties fronting York Road and commonly referred to as The Paddocks. All four applications appeared on the agenda. The application had been brought before Planning Committee as the application was contrary to the requirements of the Development

Plan. However, Officers considered that there were material considerations which would support the recommendation for approval.

The Committee noted that the application was for the proposed erection of 14 dwellings and creation of new access.

In relation to the officer update note, the Committee acknowledged that since the report had been written, all pre-commencement conditions had been agreed with the applicant, that the applicant's offer to deliver 4 affordable homes was reasonable and acceptable, that the Section 106 to be completed before a decision was issued would make provision for the agreed affordable housing, the transfer of land to the Parish Council for use as allotments in lieu of on-site recreational open space and the provision for waste and recycling. Members also noted that Condition 02 should have referred to drawing number C-50 Rev D, as opposed to C-50, and that Condition 10e should have read 'Details of all proposed street lighting' with no repetition.

Councillor Nancy Gray, North Duffield Parish Council, spoke in support of the application.

Jennifer Hubbard, agent, spoke in support of the application.

Members considered the application in full and expressed their support; the Committee were pleased to see effective engagement and consultation between the applicant and the Parish Council.

It was proposed and seconded that the application be approved.

RESOLVED:

To GRANT the application subject to the completion of a s106 agreement, the conditions set out at paragraph 6 of the report and the officer update note.

66.2 2018/1345/FUL - LAND AT THE PADDOCKS, YORK ROAD, NORTH DUFFIELD, SELBY

Application: 2018/1345/FUL

Location: Land At The Paddocks, York Road, North Duffield, Selby

Proposal: Proposed erection of self-build dwelling and

construction of access road

The Principal Planning Officer presented the application which was one of four related applications that had been submitted in relation to the residential development of land behind properties fronting York Road and commonly referred to as The Paddocks. All four applications appeared on the agenda. The application had been brought before Planning Committee as the application was contrary to the requirements of the Development Plan. However, Officers considered that there were material considerations which would support the recommendation for approval.

The Committee noted that the application was for the proposed erection of self-build dwelling and construction of access road.

In relation to the officer update note, the Committee acknowledged that all pre-commencement conditions had been agreed with the applicant, that it was not necessary to require the completion of a Section 106 Agreement in relation to the application as the project was self-build, and that Condition 7 should have read 'Masterplan Landscape' as opposed to 'Masterplan Landscapek', and Condition 103 should have read 'Details of all proposed street lighting' with no repetition.

Members noted that the location site plan had been amended and had been submitted with the application, but felt that the scale of the plan should be larger to make it easier to view.

Jennifer Hubbard, agent, spoke in support of the application.

Members agreed that the application was an ambitious project and one that should be supported.

It was proposed and seconded that the application be approved.

RESOLVED:

To GRANT the application subject to the conditions set out at paragraph 6 of the report and in the officer update note.

66.3 2018/1347/OUT - LAND AT THE PADDOCKS, YORK ROAD, NORTH DUFFIELD, SELBY

Application: 2018/1347/OUT

Location: Land At The Paddocks, York Road, North Duffield, Selby

Proposal: Erection of up to 2 single storey custom built dwellings and construction of access road from York Road

The Principal Planning Officer presented the application which was one of four related applications that had been submitted in relation to the residential development of land behind properties fronting York Road and commonly referred to as The Paddocks. All four applications appeared on the agenda. The application had been brought before Planning Committee as the application was contrary to the requirements of the Development Plan. However, Officers considered that there were material considerations which would support the recommendation for approval.

The Committee noted that the application was for the erection of up to 2 single storey custom-build dwellings and construction of access from York Road.

In relation to the officer update note, the Committee acknowledged that since the report was written all pre-commencement conditions had been agreed with the applicant and that Condition 9e should read 'Details of all proposed street lighting' with no repetition.

The Committee queried the lines on one of the site plans and asked for confirmation whether the custom built dwellings would be single storey. The Principal Planning Officer stated that the intention was for the dwellings to be single storey, but that the outline permission was not prescriptive in this respect.

Jennifer Hubbard, agent, spoke in support of the application.

It was proposed and seconded that the application be approved.

RESOLVED:

To GRANT the application subject to the conditions set out at paragraph 6 of the report and in the officer update note.

66.4 2018/1344/OUTM - LAND AT THE PADDOCKS, YORK ROAD, NORTH DUFFIELD, SELBY

Application: 2018/1344/OUTM

Location: Land At The Paddocks, York Road, North Duffield, Selby

Proposal: Outline application including access (all other matters reserved) for erection of dwellings and construction of access from York Road

The Principal Planning Officer presented the application which was one of four related applications that had been submitted in relation to the residential development of land behind properties fronting York Road and commonly referred to as The Paddocks. All four applications appeared on the agenda. The application had been brought before Planning Committee as the application was contrary to the requirements of the Development Plan. However, Officers considered that there were material considerations which would support the recommendation for approval.

The Committee noted that the application was an outline application including access (all other matters reserved) for erection of dwellings and construction of access from York Road.

In relation to the officer update note, the Committee acknowledged that all pre-commencement conditions had been agreed with the applicant, and that Condition 11e should have read 'Details of all proposed street lighting' with no repetition.

Members were also informed that at paragraph 4.30 of the report, reference was made to the requirement for a policy compliant contribution in a Section 106 agreement in relation to education provision. This was incorrect as the provision for education to accommodate growth would be funded through the Council's Community Infrastructure Levy (CIL) receipts and not Section 106 Agreements. The Section 106 Agreement to be completed before a decision was issued for the application would make provision for a policy compliant scheme for affordable housing (to be submitted with any subsequent reserved matters application), the transfer of land to the Parish Council for use as allotments in lieu of on-site recreational open space and the provision for waste and recycling.

Members suggested that if a number of related applications were submitted for consideration together again, that a composite site plan of how the applications overlapped should be produced for the Committee.

Jennifer Hubbard, agent, spoke in support of the application.

Members enquired whether they were able to request that the possibility of a Tree Preservation Order (TPO) be investigated by Officers; it was confirmed that Officers would take this matter away to consider, and if appropriate, a consultation would be undertaken and the results reported back to the Committee.

It was proposed and seconded that the application be approved.

RESOLVED:

To GRANT the application subject to the completion of a s106 agreement, the conditions set out at paragraph 6 of the report and in the officer update note.

66.5 2018/1074/DOV - REQUEST FOR A DEED OF VARIATION TO SECTION 106 AGREEMENT DATED 27TH SEPTEMBER 2016 SEEKING A REDUCTION IN THE PROPORTION OF AFFORDABLE HOUSING TO BE PROVIDED WITHIN SCHEME FOR UP TO 34 RESIDENTIAL DWELLINGS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS APPROVED ON APPEAL UNDER REFERENCE 2016/0124/OUT ON LAND TO THE NORTH OF WEELAND ROAD, EGGBOROUGH

Application: 2018/1074/DOV

Location: Weeland Road, Eggborough

Proposal: Request for Deed of Variation to Section 106 agreement dated 27 September 2016 seeking a reduction in the proportion of affordable housing to be provided within a scheme for up to 34 residential dwellings with all matters reserved except for access approved on appeal under reference 2016/0124/OUT on land to the north of Weeland Road, Eggborough

The Senior Planning Officer presented the application which had been brought to Planning Committee for consideration due to it being a proposal to reduce the percentage of on-site affordable housing from 40% required by the Planning Inspectorate in December 2016.

The Committee noted that the application was a Request for Deed of Variation to Section 106 agreement dated 27 September 2016 seeking a reduction in the proportion of affordable housing to be provided within a scheme for up to 34 residential dwellings with all matters reserved

except for access approved on appeal under reference 2016/0124/OUT on land to the north of Weeland Road, Eggborough.

Members expressed their disappointment that no affordable housing was being offered in relation to the scheme, but acknowledged the District Valuer's assessment that that the scheme could not viably provide any affordable housing, but could contribute towards the required CIL and Section 106 contributions of £109,831.

However, the Committee were of the opinion that the application should be refused and the developer therefore given the opportunity to consider their offer further. Officers confirmed that the application could be looked at again and the level of affordable housing renegotiated with the applicant and the District Valuer.

It was proposed that the application be approved; there was no seconder for the motion and it fell.

It was proposed, seconded that the application be refused.

RESOLVED:

- i. **To refuse the application.**
- ii. **To ask Officers to reconsider the application with a view to the level of affordable housing being renegotiated with the applicant and the District Valuer.**

66.6 2018/1220/FUL - HAZEL GROVE FARM, WEELAND ROAD, HENSALL, SELBY

Application: 2018/1220/FUL

Location: Hazel Grove Farm, Weeland Road, Hensall, Selby

Proposal: Proposed construction of pitched roof and conversion of former showroom to create a dormer bungalow

The Senior Planning Officer presented the application which was to be determined by the Planning Committee as the application was a departure from the Development Plan and there were material considerations which would support the recommendation for approval.

The Committee noted that the application was for the proposed construction of pitched roof and conversion of

former showroom to create a dormer bungalow.

The Committee queried if the business associated with the site was still in operation as a coal yard; it was confirmed by Officers that the site was no longer being operated as a business and that the use of the site as a coal yard had been ceased.

Members felt that the proposed scheme amounted to a better use of the site as a residential unit and expressed their support for the application.

It was proposed and seconded that the application be approved.

RESOLVED:

To GRANT the application subject to the conditions set out at paragraph 6 of the report.

The meeting closed at 3.25 pm.