

Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 6 November 2019
Time:	2.00 pm
Present:	Councillor J Cattanach in the Chair Councillors D Buckle, I Chilvers, R Packham, P Welch, D Mackay, J Mackman (Vice-Chair) and R Musgrave
Officers Present:	Martin Grainger – Head of Planning, Ruth Hardingham - Planning Development Manager, Kelly Dawson – Senior Solicitor, Frances Maxwell – Solicitor, Jenny Tyreman – Senior Planning Officer, Gareth Stent – Principal Planning Officer, Victoria Foreman – Democratic Services Officer
Press:	1
Public:	17

21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K Ellis, M Jordan and M Topping.

Councillor R Musgrave was in attendance as substitute for Councillor Ellis, and Councillor D Buckle as a substitute for Councillor Topping.

22 DISCLOSURES OF INTEREST

Councillor R Musgrave declared a personal interest in agenda item 5.1 – Jubilee Cottage, 13 Main Street, Thorganby as he was the County Councillor for Thorganby. Councillor Musgrave confirmed that he had come to the meeting with an open mind to consider the application.

23 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

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

circulated, and that the order of the agenda had been adjusted to reflect the number of public speakers registered in relation to each application.

Members were advised that during consideration of agenda item 5.1 the meeting would be audio recorded.

24 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 9 October 2019.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 9 October 2019 for signing by the Chairman.

25 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following applications:

25.1 2019/0564/FUL - HALL LANE STABLES, HALL LANE, CHURCH FENTON

Application: 2019/0564/FUL

Location: Hall Lane Stables, Hall Lane, Church Fenton

Proposal: Section 73 application for erection of 3 blocks of 7 No. stables with tack room, erection of indoor riding area, construction of outdoor riding area and vehicle park and siting of a mobile home for the variation of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of approval 2009/0565/FUL allowed on appeal on 01 April 2011

The Development Manager explained to the Committee that further representations had been received in relation to the application which required proper consideration by officers. As such, it was recommended that consideration of the application be deferred.

It was proposed and seconded that the application be deferred.

RESOLVED:

To DEFER the application in order for officers to properly consider the recently received representations.

25.2 2019/0602/COU - RAILWAY TAVERN, STATION ROAD, HENSALL

Application: 2019/0602/COU

Location: Railway Tavern, Station Road, Hensall

Proposal: Proposed change of use of public house to retail shop and tea room

The Planning Officer presented the application which had been brought before Committee as more than 10 letters of objection had been received contrary to Officer recommendations to approve the application.

The Committee noted that the application was for the proposed change of use of public house to retail shop and tea room.

Members asked a number of questions in relation to the application relating to retail provision in the village and any potential use changes in the future.

In relation to the officer update note Members noted that there was a typo in Condition 5, an amended plan had been received in relation to Condition 2 and a further letter of objection and petition had been received.

Members noted that Appendix 1 to the report contained exempt information under paragraph 3 of schedule 12A to the Local Government Act 1972 as amended, and as such the Committee would need to resolve to move in to private session if they wanted to discuss its contents.

Jane Hall, objector, spoke in objection to the application.

Councillor Mike Jordan, Ward Member, spoke in objection to the application.

Katie Baker, applicant, spoke in support of the application.

Some Members felt that the proposed change of use had been carefully considered by officers and should be approved; others were of the opinion that there was no suitable alternative to the pub in the village, which was a valuable community asset.

It was proposed and seconded that consideration of the application be deferred in order for officers to look further into the viability of the scheme, and evaluate if the proposed café and shop facilities will adequately replace those of the pub. A vote was taken and was LOST.

It was proposed and seconded that the application be GRANTED.

RESOLVED:

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

25.3 2018/1139/FUL - JUBILEE COTTAGE, 13 MAIN STREET, THORGANBY

Application: 2018/1139/FUL

Location: Jubilee Cottage, 13 Main Street, Thorganby

Proposal: Proposed construction of 1 No. dwelling on land to the rear of Jubilee Cottage

The Planning Development Manager presented the application which had been brought before Committee following consideration at the meeting held on 9 October 2019, where Members made a minded to decision to refuse the application, subject to the application being deferred for detailed reasons for refusal to be considered.

The Committee noted that the application was for the proposed construction of 1 No. dwelling on land to the rear of Jubilee Cottage.

Members asked a number of questions relating to the strength of the reasons for refusal and the Council's five year land supply.

Chris Garland, applicant, spoke in support of the application.

The Committee agreed with the reasons for refusal as set out in the report and felt that as the proposed development was in a secondary village, the development was not appropriate and should be refused.

It was proposed and seconded that the application be REFUSED.

RESOLVED:

To REFUSE the application for the reasons set out at paragraph 2 of the report.

25.4 2019/0582/FUL - GRANGE FARM, FULHAM LANE, WOMERSLEY

Application: 2019/0582/FUL

Location: Grange Farm, Fulham Lane, Womersley

Proposal: Proposed conversion and extension of existing barn to form 1 No. dwelling

The Senior Planning Officer presented the application which had been brought before 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 there were material considerations which would justify approval of the application.

The Committee noted that the application was for the proposed conversion and extension of existing barn to form 1 No. dwelling.

In relation to the officer update note there was a typo in Condition 2.

Members asked a number of questions relating to the occupation of the farm, clarification of the differences between open countryside and the green belt, and the extant permission.

The Committee agreed with the recommendations in the officer's report, and it was therefore proposed and seconded that the application be GRANTED.

RESOLVED:

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

The meeting closed at 3.05 pm.