

Minutes

Planning Committee

Venue:	Council Chamber
Date:	Wednesday 6 December 2017
Time:	2.00pm
Present:	Councillors J Cattnach (Chair), D Buckle, Mrs E Casling, I Chilvers, R Packham, D Peart, P Welch and Mrs D White.
Officers present:	Kelly Dawson, Senior Solicitor, Ruth Hardingham, Planning Development Manager; Diane Wilson, Planning Officer (for minute items 42.5); Keith Thompson, Senior Planning Officer (for minute item 42.1); Paul Edwards, Principal Planning Officer (for minute items 42.2 and 42.3), Andrew Martin, Principal Planning Officer (for minute item 42.4) and Victoria Foreman, Democratic Services Officer
Public:	17
Press:	1

37. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Deans, C Pearson and I Reynolds. Councillor D Buckle was in attendance as a substitute for Councillor C Pearson and Councillor Mrs D White was in attendance as a substitute for Councillor J Deans.

38. DISCLOSURES OF INTEREST

All Committee Members declared that they had received representations and pictures in relation to application 2017/0443/REM - Land Adj to Station Mews, Church Fenton, but had not expressed opinions on the scheme.

Councillor Mrs E Casling declared that she had spoken to a member of Skipwith Parish Council in relation to application 2016/1160/FUL – North House farm, Skipwith but had not expressed an opinion on the matter nor had she formed a view on the application.

39. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chairman informed the Committee that applications 2016/0673/FUL and 2016/0675/LBC – Windmill, Old Road, Appleton Roebuck had been withdrawn from the agenda and would not be considered at the meeting.

The Committee noted that the order of the agenda had been adjusted to reflect the number of public speakers registered in relation to each application. The order of business would therefore be as follows:

1. 2017/0443/REM – Land Adj to Station Mews, Church Fenton
2. 2016/1170/FUL – North House Farm, Main Street, Skipwith
3. 2017/0272/FUL – Carlton Supermarket and Post Office, High Street, Carlton
4. 2017/0820/FULM – Hollygarth, 17 Holly Grove, Thorpe Willoughby
5. 2017/0706/FUL – Oakwood, Main Street, Healaugh

The Chairman also advised the Committee that an update note had been circulated by officers.

40. 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.

41. MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 8 November 2017.

The Committee noted that at minute number 34.6 the resolution should be reworded to say:

'To REFUSE the application for the reasons as set out in paragraph 5.0 of the report.'

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 8 November 2017 for signing by the Chairman, subject to the amendment to minute number 34.6 detailed above.

42. PLANNING APPLICATIONS RECEIVED

The Committee considered the following planning applications:

42.1 Application: 2017/0443/REM

Location: Land Adj to Station Mews, Church Fenton, Selby

Proposal: Reserved matters application relating to appearance, landscaping, layout and scale of 5 No. dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)

The Senior Planning Officer presented the application that had been brought before the Committee due to there being more than 10 objections to the proposal.

The Committee was informed that the application was a reserved matters application relating to the appearance, layout and scale of 5 dwellings of approval 2016/0505/OUT outline application, for the erection of 5 new dwelling houses with access. All other matters were reserved.

The Committee noted that the application had been deferred at the November planning meeting to re-consult on amended plans; the publicity on the plans expired on 23 November 2017.

In reference to the officer update note, the Planning Officer explained that neighbours and the Parish Council had been re-consulted on an amended site layout plan, with further objections and comments submitted. A further amended site layout plan, 'REV P', had been received on 1 December 2017, and formed part of the introductory presentation given by the Senior Planning Officer and Condition 1 (plans list). The plan showed the distance from plot 5 to the red edge of the boundary to be 2.5m.

Alan Wilson, representing the objectors, spoke in objection to the application.

Rebecca Hunt representing Church Fenton Parish Council spoke in objection to the application.

Jason Papprell, agent, spoke in support of the application.

The Committee noted that original plans submitted for outline applications were only indicative, and as such would not necessarily reflect final schemes submitted for consideration.

Councillors expressed a number of concerns regarding the design and layout of the proposed development, its visual impact and the effects on the amenity neighbouring properties at Fieldside Close.

It was proposed and seconded that the application be deferred in order for a site visit to be arranged by the Committee.

The Committee noted that this time would enable further discussions between the Senior Planning Officer and the applicant to take place regarding the scheme's design in light of the concerns expressed by the Committee. However,

the Committee noted that it was within the gift of the applicant to decide whether they wished to engage in further discussions and/or alter the scheme in light of the Committee's comments and site visit.

RESOLVED:

To DEFER consideration of the application in order for the Committee to undertake a site visit.

42.2 Application: 2017/1170/FUL

Location: North House Farm, Main Street, Skipwith, Selby

Proposal: Proposed erection of nine dwellings and garages following demolition of existing farm buildings

The Principal Planning Officer presented the application that had been brought before the Committee since there were more than a total of ten objections to the proposal.

The Committee was informed that the application was for the proposed erection of nine dwellings and garages following demolition of existing farm buildings.

The Committee noted that there was an error in the crosshatching of the site location on the plan included in the agenda, but were reassured by the Principal Planning Officer that the application site was within development limits.

In reference to the officer update note, the Planning Officer explained that the views of the Highways Authority had been received, as had revised drawings from the agent addressing the concerns regarding space for service vehicle movements. To reflect the change in the proposed drawings, Condition 2 would be amended accordingly.

Chris Hale, representing the objectors, spoke in objection to the application.

Noel McCool, representing Skipwith Parish Council, spoke in objection to the application.

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

The Committee acknowledged the importance of the village amenity and mitigation of any impact on the landscape and character of the village. The Committee also felt that the use of opaque or obscured glass on the landing window of the building facing Mr Hale's property was important, and that a condition relating to the grade of obscured glass to be used should be agreed by the local planning authority before occupation of the property.

Councillors expressed their support for the positive way in which the dialogue between the applicant, residents and the Parish Council had been conducted, resulting in a more sympathetic scheme for the village.

It was proposed and seconded that the application be approved subject to conditions.

RESOLVED:

To APPROVE the application subject to

- i. the conditions set out in paragraph 6.0 of the report and
- ii. that the grade of obscured glass to be used on the landing window be discussed between the applicant and the Principal Planning Officer, and agreed by the local planning authority before occupation of the property.

42.3 Application: 2017/0272/FUL

Location: Carlton Supermarket and Post Office, High Street, Carlton

Proposal: Proposed erection of apartments on a brownfield site

The Principal Planning Officer presented the application that had been brought before the Committee because there were more than a total of ten objections to the proposal.

The Committee was informed that the application was for the proposed erection of apartments on a brownfield site. The scheme had been through three revisions since its original submission, and was now a two storey scheme for seven one-bedroom apartments with a parking space per apartment.

The Committee noted that the site had been used for parking for the supermarket without authority and at no time had been designated for this purpose.

Alan Bond, representing the objectors, spoke in objection to the application.

It was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application subject to the conditions set out at paragraph 6.0 of the report.

42.4 Application: 2017/0820/FULM

Location: Hollygarth, 17 Holly Grove, Thorpe Willoughby, Selby

Proposal: Proposed demolition of former care home and construction of 17 residential units and highway improvements to the existing access

The Principal Planning Officer presented the application that had been brought before the Committee due to it being proposed on land owned by North Yorkshire County Council.

The Committee was informed that the application was for the proposed demolition of a former care home and construction of 17 residential units and highway improvements to the existing access.

The Committee noted that an independent review of the applicant's viability appraisal indicated that the development could afford a contribution of £46,000 towards affordable housing, as it was not being supplied on site. The Principal Planning Officer explained that the on-site provision of a single unit of accommodation would not be cost-effective for a registered provider, either in terms of construction or future management and maintenance.

In reference to the officer update note, the Planning Officer explained that the reference to Local Plan Policy ENV18 was incorrect; this was not a saved policy. The Committee also noted that no tree within or immediately surrounding the site was subject to a TPO.

Dawn Jenkins, agent, spoke in support of the application.

It was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application subject to:

- i. the conditions set out in paragraph 6.0 of the report and
- ii. a unilateral undertaking to secure a) £46k as a contribution towards the off-site provision of affordable housing and b) a financial contribution of £65 per dwelling towards waste and recycling.

42.5 Application: 2017/0706/FUL

Location: Oakwood, Main Street, Healaugh, Tadcaster

Proposal: Proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging

The Planning Officer presented the application that had been brought before the Committee as Officers considered that although the proposal was contrary to Criterion 1 of Policy H12 of the Local Plan, there were material considerations which would justify approving the application.

The Committee was informed that the application was for the proposed conversion of existing disused agricultural buildings to form two residential dwellings with associated garaging.

The Committee noted that the site was not near any heritage assets or listed buildings.

In reference to the officer update note, the Planning Officer explained that Condition 11 had been amended to specify that no buildings on the land north and east of the application site were to be used for animals, livestock or for agricultural purposes as these would give rise to noise and odour nuisance.

It was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application subject to conditions set out in paragraph 6.0 of the report.

43. Exclusion of Press and Public

The Committee were asked to consider if they wished to exclude the press and public for the following item of business.

RESOLVED:

That, in accordance with Section 100(A) (4) of the Local Government Act 1972, in view of the nature of the business to be transacted, the meeting be not open to the Press and Public during discussion of the following item as there will be disclosure of exempt information as defined in paragraph 3 of Schedule 12(A) if the Act (information relating to the financial or business affairs of any particular person, including the authority holding that information).

Private Session

44. Outline planning application for residential development including access (all other matters reserved) – Appeal of Members' decision

The Senior Solicitor introduced the report brought before the Committee regarding a planning permission that had been refused contrary to the Officer recommendation.

Members noted that the report was being considered in private session as it was linked to the tactical business of how an appeal relating to the aforementioned decision was to be run.

Members were content with the detailed explanation given by the Senior Solicitor and supported the recommendation of the report to concede ground 1 for the reason for refusal.

RESOLVED:

To concede ground 1 for the reason for refusal and progress the appeal only on grounds 2 and 3.

The meeting closed at 4.10pm.

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