

Planning Committee

Venue:	Council Chamber
Date:	9 December 2015
Time:	2.00 p.m.
Present:	Councillors J Cattanach (Chair), D Buckle (substitute for J Deans), I Chilvers, Mrs S Duckett (substitute for B Marshall), D Mackay, Mrs D White (substitute for C Pearson) and J Crawford.
Apologies for Absence:	Councillors Mrs L Casling, J Deans, C Pearson, B Marshall and R Musgrave.
Officers Present:	Richard Sunter – Lead Officer, Planning, Calum Rowley - Senior Planning Officer, Louise Milnes - Principal Planning Officer, Kelly Hamblin – Senior Solicitor, and Janine Jenkinson – Democratic Services Officer.
Public:	1
Press:	0

44. DISCLOSURES OF INTEREST

There were no declarations of interest.

45. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair informed the Committee that Sam Smith's Old Brewery had been granted leave to appeal the decision of the High Court to dismiss the Core Strategy legal challenge. The Court of Appeal decision had been handed down on 5 November 2015, which dismissed the Appeal. The Brewery had subsequently applied for leave to appeal the decision to the Supreme Court. However, the Committee was informed that this did not alter the fact that the Core Strategy had been found to be the lawfully adopted Development Plan, and should therefore be afforded full weight when considering planning applications.

In addition, the Chair reported that on 3 December 2015, the Executive had received and resolved to endorse the updated Five Year Housing Land Supply Methodology and resultant housing land supply figure as set out in the statement. The Committee was informed that the Council now had a five year housing supply.

The Chair reminded Councillors that a Planning Committee training session had been arranged for Wednesday 16 December 2015 at 2 p.m.

46. MINUTES

RESOLVED:

To APPROVE the minutes of the Planning Committee held 11 November 2015 and 23 November 2015, and they be signed by the Chair.

47. SUSPENSION OF COUNCIL PROCEDURE RULES

RESOLVED:

To agree the suspension of Council Procedure Rules 15.1 and 15.6 (a) for the Committee meeting.

48. PLANNING APPLICATIONS RECEIVED

- 48.1 Application: 2015/0768/FUL**
Location: Birchwood Lodge, Market Weighton Road, Barlby
Proposal: Proposed conversion of building to allow disabled accommodation (amendment to previously approved application 2014/0959/FUL)

The Principal Planning Officer introduced the application and referred the Committee to the information provided in the update note.

The application had been brought before the Planning Committee due to it being an amendment to a previously approved application (2014/0959/FUL), which the Ward Councillor had requested be heard at Planning Committee for the reasons outlined in the report.

The Principal Planning Officer reported that having assessed the proposal against the relevant policies, the application was considered to be acceptable in respect of design, impact on the character of the area, flood risk, drainage and climate change, highway safety, residential amenity, land contamination and nature conservation.

The Principal Planning Officer's recommendation was moved and seconded.

RESOLVED:

To APPROVE the application, subject to conditions detailed in section 2.16 of the report.

**48.2 Application: 2015/0487/FUL
 Location: Ravenscroft, 15 Back Lane, Bilbrough
 Proposal: Section 73 application for the variation
 of condition 13 (approved plans) to
 allow minor amendments to the details
 of Plot 1 of approval 2014/0573/FUL for
 the erection of 3 residential dwellings
 following the demolition of the existing
 dwelling**

The Principal Planning Officer introduced the application and referred the Committee to the information provided in the update note.

The application had been brought before the Planning Committee due to it being a departure from the Development Plan.

The Committee was advised that the having taken into account the policy context and the minor changes to the proposed scheme, it was considered that the variation of condition 13 would be acceptable.

The Principal Planning Officer further informed the Committee that the proposal should be subject to a contribution towards the provision of affordable housing under Policy SP9 of the Core Strategy; however the application did not propose to provide a contribution, and should therefore be refused unless material considerations indicated otherwise. Councillors were advised that given that the development had lawfully commenced, the extant consent represented a fall-back position, and therefore it would be unreasonable to require the applicant to pay a commuted sum required under Policy SP9.

The Principal Planning Officer advised the Committee that the fall-back position was of sufficient weight to outweigh the policy requirement for a commuted sum. On balance, having had regard to the nature of the proposal and the fall-back position, Councillors were recommended to approve planning permission.

The Principal Planning Officer's recommendation was moved and seconded.

RESOLVED:

To APPROVE the application, subject to the conditions detailed in section 2.13 of the report.

48.3 **Application:** 2015/1036/FUL
Location: Ash Villa, Hollygarth Lane, Beal, Goole,
East Yorkshire, DN14 0SX
Proposal: Demolition of existing outbuildings and
proposed erection of a 15 bedroomed
detached dwelling

The Senior Planning Officer introduced the application and referred the Committee to the information provided in the update note.

The application had been brought before the Planning Committee due to it being contrary to the provisions of the Development Plan; however officers considered that there were material considerations that would justify approving the application.

The Senior Planning Officer informed the Committee that although the proposal was contrary to Policy SP9 of the Selby District Core Strategy Local Plan, the presence of a previous permission, approved on 12 March 2015, represented a fall-back position which outweighed the non-compliance with Policy SP9.

Councillors were informed that having assessed the proposal against the relevant policies, the application was considered to be acceptable in respect of design, impact on the character of the area, flood risk, drainage, climate change, highway safety, contaminated land, residential amenity and nature conservation.

The Senior Planning Officer's recommendation was moved and seconded.

RESOLVED:

To APPROVE the application, subject to the conditions detailed in section 3.0 of the report.

The Chair closed the meeting at 2.12 pm.