

Minutes

Planning Committee

Venue:	Council Chamber
Date:	6 January 2016
Time:	2.00 p.m.
Present:	Councillors J Cattanach (Chair), R Musgrave (Vice Chair), D Buckle, I Chilvers, J Deans, C Pearson, I Reynolds, Mrs S Duckett and B Marshall.
Apologies for Absence:	Councillors Mrs L Casling, J Crawford and D Mackay.
Officers Present:	Richard Sunter – Lead Officer, Planning, Louise Milnes - Principal Planning Officer, Fiona Ellwood - Principal Planning Officer, Jeanette Davey - Planning Officer, Ben Hymers - Environmental Health Officer, Kelly Hamblin – Senior Solicitor, and Janine Jenkinson – Democratic Services Officer.
Public:	14
Press:	1

49. DISCLOSURES OF INTEREST

All Councillors declared that they had received correspondence in relation to application 2015/0210/FUL – Fair View, York Road, Cliffe.

50. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair informed the Committee that application 2015/0210/FUL – Fair View, York Road, Cliffe had been deferred and would be considered at the next Planning Committee meeting.

51. MINUTES

The Committee considered the minutes from the last meeting, held on 9 December 2015.

RESOLVED:

To APPROVE the minutes of the Planning Committee held on 9 December 2015, and they be signed by the Chair.

52. SUSPENSION OF COUNCIL PROCEDURE RULES

The Committee considered the suspension of Council Procedure Rules 15.1 and 15.6 in the Constitution to allow a more effective discussion on applications.

RESOLVED:

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

53. PLANNING APPLICATIONS RECEIVED

- 53.1**
- | | |
|---------------------|---|
| Application: | 2015/0289/COU |
| Location: | Lumby Hall,
Butts Lane, Lumby |
| Proposal: | Retrospective change of
use of land for
residential and a
function and events
venue. |

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

The application had been brought before Planning Committee at the request of the Ward Councillor, Councillor Hutchinson for the reasons detailed in the report. In addition, the application had been referred to the Planning Committee due to the number of representations received in support of the application, contrary to the Planning Officer's recommendation.

The Planning Officer reported that the application was considered to be unacceptable in respect of the detriment to amenity for local residents and harm to the Green Belt, as a result of noise and general disturbance caused by events. In addition, the Planning Officer reported that the proposal for foul water drainage was considered inadequate to meet demand during events held at the venue.

Councillors were therefore recommended to refuse the application as the proposal was not in accordance with policy guidance and the National Planning Policy

53.3 **Application:** 2015/0961/FUL
 Location: Grove House, The Green,
 Stillingfleet, York
 Proposal: Section 73 application for the
 variation of condition 10 (no
 extensions, garages, outbuildings
 or other structures shall be
 erected) of approval
 2014/0804/FUL to demolish
 existing bungalow and build 1 no.
 5 bedroom detached house with
 integral garage.

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

The application had been brought before the Planning Committee due to being recommended for approval contrary to the requirements of the Development Plan, which required a contribution towards affordable housing.

Councillors were advised that the application should be subject to a contribution towards the provision of affordable housing under Policy SP9 of the Core Strategy. The application did not propose to provide a contribution and as such, should be refused unless material considerations indicated otherwise. The Planning Officer advised that there was an extant consent for the site, and this represented a fall-back position and therefore it would be unreasonable to require the applicant to pay the commuted sum required under Policy SP9.

The Planning Officer reported that the variation of the condition was acceptable subject to conditions. The application was not considered to have any adverse impact beyond the original approval. It was noted that as work had commenced on site, the time limit condition would not be relevant.

RESOLVED:

To be minded to APPROVE the application, subject to the conditions detailed in Section 3.0 of the report and to provide delegated authority to Officers to determine the application following the expiry of the additional press and site notice, and provided no new issues arise as a result of the consultation.

53.4 **Application:** 2015/1094/FUL
 Location: 8 Glebelands, Weeland Road,
 Kellingley
 Proposal Section 73 application for the
 variation of condition 4 (approved
 plans) of approval 2013/0814/FUL
 for the erection of a two storey
 detached dwelling within the
 curtilage.

The Principal Planning Officer introduced the application.

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

The Principal Planning Officer reported that having taken into account the policy context and minor changes to the proposed scheme, it was considered that the variation of condition 4 of approval 2013/0814/FUL was acceptable on balance.

Councillors were advised that the application should be subject to a contribution towards the provision of affordable housing under Policy SP9 of the Core Strategy. The application did not propose to provide a contribution and as such, should be refused unless material considerations indicated otherwise. The Principal Planning Officer advised that there was an extant consent for the site, and this represented a fall-back position and therefore it would be unreasonable to require the applicant to pay the commuted sum required under Policy SP9.

The Principal Planning Officer reported that the fall-back position was of sufficient weight to outweigh the policy requirement for a commuted sum.

Councillors were advised that having considered all the relevant matters, and having regard to the application and fall-back position, planning permission should be granted.

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

RESOLVED:

To be minded to APPROVE the application, subject to conditions detailed in paragraph 2.14 of the report and Planning Committee giving a minded decision for approval and delegated authority to Officers to determine the application after the 21 day consultation period had expired, provided no new issues arose as a result of the consultation.

53.5 **Application:** **2015/1025/OUT**
Location: **Land off York Road, Main**
 Street, North Duffield, Selby
Proposal **Outline planning application**
 for up to 65 dwellings and a
 new community football pitch
 with parking, a changing
 room/clubhouse to include
 access (all other matters
 reserved).

The Principal Planning Officer introduced the application.

The application had been brought back to Committee with a request that Councillors concede reason 02 for refusal, as detailed in the report, because officers did not consider that the reason could be successfully substantiated at an appeal, given that no objections had been received from the Strategic Flood Authority.

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

RESOLVED:

That there would be no adverse impact of granting planning permission in relation to flood risk and drainage and thereby to concede reason for refusal 02, as detailed in the report, in the event of an appeal being submitted against the refusal of the planning permission.

53.6 **Application:** **2015/1238/FUL**
Location: **St Gobain Glass UK Ltd,**
 Glassworks, Weeland Road,
 Eggborough, Goole
Proposal: **Landscaping works –**
 removing spoil and forming
 new landscaping band with
 wild meadow grasses on
 another part of the site.

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

The application had been brought before the Planning Committee due to the proposal being contrary to the Development Plan. However, the Planning Officer reported that there were material considerations which would justify approval of the application.

Councillors were advised that the proposal was considered, on balance, acceptable in principle and in respect of matters of acknowledged importance such as flood risk,

ecology, drainage, impact on contaminated land and protected species, when assessed against the policies in the NPPF, Selby District Local Plan and the Core Strategy.

RESOLVED:

To APPROVE the application, subject to the details in the report, conditions as set out in paragraph 3.0 of the report, with a variation to the wording of condition 04 in relation to the landscaping condition, as set out in the update note.

53.7	Application:	2015/1158/FUL
	Location:	Garage site off St Edwards Close / East Acres, Byram, Knottingley
	Proposal	Erection of 4 no. new 2 bedroom bungalows and 1 no. new 1 bedroom bungalow plus additional parking provision.

The Principal Planning Officer introduced the application.

The application had been brought before the Planning Committee due to the applicant being Selby District Council.

Councillors were advised that the proposal was acceptable in all respects except in relation to the loss of trees and consequent detrimental impact on the character and amenity of the local area. As such, guidance stated that the proposal should be refused unless material considerations existed that would outweigh the conflict with policy.

The Principal Planning Officer informed the Committee that having had regard to all the issues raised by the application, it was considered that the harm resulting from the loss of the trees would be outweighed by the benefits of affordable housing provision. Therefore, on balance the proposal was considered acceptable.

The Principal 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 3.15 p.m.