

Minutes

Planning Committee

Venue:	Council Chamber
Date:	Wednesday 7 March 2018
Time:	2.00pm
Present:	Councillors J Cattanach (Chair), I Chilvers, J Deans, M Jordan, R Packham, C Pearson, P Welch and D White.
Officers present:	Ruth Hardingham, Planning Development Manager, Kelly Dawson, Senior Solicitor, Alpha Love-Koh, Solicitor, Keith Thompson, Senior Planning Officer (for minute items 65.1 and 65.2); Diane Wilson, Planning Officer (for minute item 65.3), Louise Milnes, Principal Planning Officer (for minute item 65.5), Ann Rawlinson, Principal Planning Officer (for minute item 65.4) and Victoria Foreman, Democratic Services Officer
Public:	12
Press:	1

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Peart. Councillor D White was in attendance as a substitute for Councillor Peart.

61. DISCLOSURES OF INTEREST

All Committee Members declared that they had received pictures in relation to application 2016/1254/FUL – The Bungalow, 31 Lumby Hill, Monk Fryston, but had not expressed opinions on the scheme.

Councillor R Packham declared a pecuniary interest in relation to agenda item 6.2 – 2017/1287/OUT – Land South of 4 Sir Johns Lane, Sherburn in Elmet, as the application had been submitted by his partner. Councillor Packham confirmed that he would leave the meeting during consideration of the application.

62. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chairman asked the Planning Development Manager to update the Committee on the outcomes of a number of recent appeals at Ulleskelf, North Duffield and Church Fenton. The Committee noted the update.

The Chairman thanked Diane Wilson for her work in planning during her time at Selby District Council, as she was leaving the authority for a new role at Hambleton District Council.

Lastly, 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. 2017/0008/OUT – Land South of Holmes Drive, Riccall
2. 2016/1254/FUL – The Bungalow, 31 Lumby Hill, Monk Fryston
3. 2017/1287/OUT – Land South of 4 Sir Johns Lane, Sherburn in Elmet
4. 2017/1001/FUL – Beech Tree House, Main Road, Burn
5. 2015/0341/OUT - Land at Flaxley Road, Selby

63. 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.

64. MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 7 February 2018.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 7 February 2018 for signing by the Chairman.

65. PLANNING APPLICATIONS RECEIVED

The Committee considered the following planning applications:

65.1 Application: 2017/0008/OUT

Location: Land South of Holmes Drive, Riccall

Proposal: Outline application including access (all other matters reserved) for 8 No. dwellings

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

Members noted that the application was for an outline permission including access (all other matters reserved) for 8 No. dwellings.

The Committee were informed by the Senior Planning Officer that access was currently conditioned to be from Holmes Drive, and that it was a non-allocated site.

Mr John Duggan spoke in objection to the application.

Brian Keen, representing Riccall Parish Council, spoke in objection to the application.

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

The Committee debated the application further and considered matters raised by the objector and the Parish Council including drainage, access and footpath access. The Committee felt that the outline application was appropriate for the site in question.

It was proposed and seconded that the application be approved.

RESOLVED:

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

65.2 Application: 2016/1254/FUL

Location: The Bungalow, 31 Lumby Hill, Monk Fryston

Proposal: Partial demolition of existing bungalow and erection of 4 No 3 bedroom semi-detached and 1 No 4 bedroom detached houses

Members noted that the application was for partial demolition of existing bungalow and erection of 4 No 3 bedroom semi-detached and 1 No 4 bedroom detached houses.

The Senior Planning Officer explained to the Committee why the application was recommended for refusal.

John Mackman spoke in objection to the application as Ward Councillor.

Simon Nabarro, agent, spoke in support of the application.

The Committee debated the application further and asked questions of the Officer regarding green field and green belt land.

Some concerns were raised by members in general terms about pre-application discussions and the consistency of advice to applicants.

It was proposed and seconded that the application be refused.

RESOLVED:

To REFUSE the application for reasons set out in paragraph 7.0 of the report.

Councillor Packham left the meeting at this point before consideration of agenda item 6.2 – 2017/1287/OUT – Land South of 4 Sir John’s Lane, Sherburn in Elmet.

65.3 Application: 2017/1287/OUT

Location: Land South of 4 Sir John’s Lane, Sherburn in Elmet

Proposal: Outline application for the erection of a single dwelling with all matters reserved

The Planning Officer presented the application that had been brought to the Committee due to the applicant being the partner of a District Councillor.

Members noted that the application was for outline permission for the erection of a single dwelling with all matters reserved.

The Committee considered the application to be appropriate and it was subsequently 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.

Councillor Packham re-joined the meeting at this point following consideration of agenda item 6.2 – 2017/1287/OUT – Land South of 4 Sir John’s Lane, Sherburn in Elmet.

65.4 Application: 2017/1001/FUL

Location: Beech Tree House, Main Road, Burn

Proposal: Proposed erection of new detached dwelling on Plot 2 (previously Plot 3)

The Principal Planning Officer presented the application that had been brought to the Committee as Officers considered that although the proposal was contrary to the provisions of the Development Plan, there were material considerations that would justify approving the application.

Members noted that the application was for the proposed erection of a new detached dwelling on plot 2 (previously plot 3).

The Committee were informed that there had been a previous consent for three detached dwellings on the site.

The Committee debated the application further and asked a question of the Officer regarding a log cabin which had been previously included in the application, but due to concerns from the Parish Council and Officers, had now been removed.

Members requested that under the 'Planning History' section of committee reports the decision details previous applications be given in full, and that compass points be supplied on all maps and plans.

It was proposed and seconded that the application be approved.

RESOLVED:

The Committee were minded to APPROVE the application subject to conditions set out at paragraph 9.0 of the report.

65.5 Application: 2015/0341/OUT

Location: Land at Flaxley Road, Selby

Proposal: Deed of variation to Section 106 Agreement attached to consent 2015/0341/OUT for hybrid application

The Principal Planning Officer presented the application that had been brought to the Committee due to the applicant seeking to alter the Section 106 Agreement which was determined by Planning Committee.

Members noted that the application was for a Deed of Variation to Section 106 Agreement attached to consent 2015/0341/OUT for hybrid application.

The Committee debated the application further and expressed some concerns about levels of affordable housing and the length of time that consented schemes took to be commenced and finished.

The Principal Planning Officer confirmed that the phasing plan was not subject to a condition.

It was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application subject to delegation to Officers for the completion of a Deed of Variation to the original Section 106 agreement to allow the Developer to provide 27% affordable housing in perpetuity.

The meeting closed at 3.20pm.