

Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 9 May 2018
Time:	2.00 pm
Present:	Councillors J Cattanach, I Chilvers, J Deans, R Packham, P Welch, L Casling, D White
Officers Present:	Martin Grainger, Head of Planning, Ruth Hardingham, Planning Development Manager, Kelly Dawson, Solicitor, Alpha Love-Koh, Solicitor, Louise Milnes, Principal Planning Officer, Fiona Ellwood, Principal Planning Officer, Andrew Watson, Planning Officer, Jenny Tyreman, Senior Planning Officer, Victoria Foreman, Democratic Services Officer.
Press:	1
Public:	14

72 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Musgrave and Mike Jordan. Councillor Debbie White was in attendance as a substitute for Councillor Musgrave.

73 DISCLOSURES OF INTEREST

There were no disclosures of interest.

74 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chairman informed the Committee that an officer update note had been circulated, and that two applications on the published agenda had been withdrawn and would not be considered at the meeting. The withdrawn applications were item 6.6 – 2018/0260/FUL – Low Farm, Low Road, Bolton Percy, York and item 6.7 – 2016/1153/COU – The Venue, 72 Ousegate, Selby.

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. 2017/0772/OUTM – Land Off School Road, School Road, Hemingbrough, Selby
2. 2017/1264/FUL – Ye Olde Sun Inne, Main Street, Colton, Tadcaster
3. 2018/0107/FUL – Ashfield Farm, York Road, Stillingfleet, York
4. 2016/0492/MLA – Land Off Castle Close, Cawood, Selby
5. 2017/0233/HPA – 1 Waterside Lodge, Oakwood Park, Market Weighton Road, North Duffield, Selby

The Chairman reminded Members of the Committee that the annual planning training would be taking place on Thursday 31 May 2018 at 9.30 to 12.30 in the Council Chamber.

75 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.

76 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 11 April 2018.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 11 April 2018 for signing by the Chairman.

77 PLANNING APPLICATIONS RECEIVED

The Committee considered the following planning applications.

77.1 2017/0772/OUTM - LAND OFF SCHOOL ROAD, SCHOOL ROAD, HEMINGBROUGH, SELBY

Application: 2017/0772/OUTM

Location: School Road, Hemingbrough, Selby

Proposal: Outline application including access (all other matters reserved) for residential development

The Principal Planning Officer presented the application that had been brought to the Committee at the request of Councillor Karl Arthur due to concerns regarding increased pressure on the sustainability of the village and its facilities and infrastructure, that the development was contrary to Paragraph 14 of the NPPF, that the

development could have a negative impact on the character of the village, the impact on residential amenity and the impact of increased traffic activity in the area as a result of the development.

Members noted that it was an outline application including access (all other matters reserved) for residential development.

In relation to the officer update note, the Committee were made aware that there had been additional consultation responses, update information regarding the principle of development, the design and impact on the character of the area and impact on nature conservation issues. In light of revised Policy and Strategy Team comments, the reasons for refusal had also been amended.

Clare Gillard, objector, spoke in objection to the application.

Jan Strelczenie, Chairman of Hemingbrough Parish Council, spoke in objection to the application.

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

The Committee debated the application further and asked the Officer a number of questions on the application regarding the detailed North Yorkshire Police response to the scheme and the maintenance of the public right of way on the site.

Members agreed with the Officer's recommendation to refuse the application, and that the proposed scheme was outside development limits and an intrusion on the openness of the countryside.

It was proposed and seconded that the application be refused.

RESOLVED:

To REFUSE the application for reasons set out in the Officer Update Note and paragraph 6.0 of the report.

77.2 2017/1264/FUL - YE OLDE SUN INNE, MAIN STREET, COLTON, TADCASTER

Application: 2017/1264/FUL

Location: Ye Olde Sunn Inne, Main Street, Colton,

Tadcaster

Proposal: Retrospective application for a 3 year temporary permission to site a log cabin

The Planning Officer presented the application that had been brought to the Committee due to a call-in by Councillor Richard Musgrave who supported the application for the following reasons; that the pub supported a number of jobs and the applicant wished to diversify the pub to make it more sustainable, the impact on the openness of the Green Belt was minimal and was outweighed by the benefits of the development and that the impact on the setting of the listed building would be minimal and was outweighed by the benefits of the development.

Members noted that it was a retrospective application for a 3 year temporary permission to site a log cabin.

Mark Stothard, agent, spoke in support of the application.

The Committee debated the application further and asked the Officer a number of questions on the application, including the employment analysis as part of the planning appraisal, the effect on the Green Belt and previous permissions that had been granted for extensions to the pub.

Concern was expressed by some Members regarding the continual closure of rural pubs and the effect this had on rural communities.

It was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application for a three year period subject to the relevant conditions to be attached by Officers.

77.3 2018/0107/FUL - ASHFIELD FARM, YORK ROAD, STILLINGFLEET, YORK

Application: 2018/0107/FUL

Location: Ashfield Farm, York Road, Stillingfleet, York

Proposal: Retrospective demolition of existing single storey agricultural building and proposed construction of a single bungalow dwelling

The Senior Planning Officer presented the application that had been brought to the Committee as the application was a departure from the Development Plan, but there were material considerations which would justify approval of the application.

Members noted that the application was for the retrospective demolition of a single storey agricultural building and proposed construction of a single bungalow dwelling.

The Committee debated the application further. 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.

77.4 2016/0492/MLA - LAND OFF CASTLE CLOSE, CAWOOD, SELBY

Application: 2016/0492/MLA

Location: Land Off Castle Close, Cawood, Selby

Proposal: Application to modify a Section 106 planning obligation under Section 106BA following approval of 2015/0518/OUT proposed outline application for the residential development (access and layout to be approved all other matters reserved) for 17 dwellings with garages, creation of access road and associated public open space following demolition of existing garages at land to the north west

The Principal Planning Officer presented the application that had been brought to the Committee due to the applicant seeking a lower affordable housing contribution that what Members agreed to on the original outline consent planning reference: 2015/0518/OUT which was a 40% on-site affordable housing contribution.

Members noted that the application was for modification of the Section 106 planning obligation following approval of 2015/0518/OUT, a proposed outline application for the residential development of 17 dwellings with garages.

In relation to the officer update note, the Committee were made aware that additional comments had been received from the agent's surveyor.

The Committee debated the application further and it was proposed and seconded that the application be approved.

RESOLVED:

To APPROVE the application subject to delegation being given to Officers to complete the Deed of Variation to the original Section 106 agreement to reduce the on-site affordable housing to 23.5%. The variation shall be time limited for a period of 3 years from the date of the decision.

77.5 2017/0233/HPA - 1 WATERSIDE LODGE, OAKWOOD PARK, MARKET WEIGHTON ROAD, NORTH DUFFIELD, SELBY

Application: 2017/0233/HPA

Location: 1 Waterside Lodge, Oakwood Park, Market Weighton Road, North Duffield, Selby

Proposal: Proposed erection of 2 storey extension to include swimming pool to ground floor and bedroom with en-suite to first floor

The Planning Officer presented the application that had been brought to the Committee as a result of a call-in from Councillor James Deans that had asked the Committee to consider if the proposal was out of scale with its surroundings and not in keeping with the nature of the surrounding properties on the site.

Members noted that the application was for the proposed erection of a 2 storey extension to include swimming pool to ground floor and bedroom with en-suite to the first floor.

The Committee debated the application further and asked the Officer whether the application was in relation to a dwelling-house or holiday cottage, due to the pending consideration of application 2018/0177/CPE for a lawful development certificate for the existing use of land, for self-catering holiday lodges open all year round for use as dwellings (use class C3). As this application (2018/0177/CPE) had not yet been considered, Members felt that it would be appropriate to defer consideration of application 2017/0233/HPA.

It was proposed and seconded that the application be deferred.

RESOLVED:

To DEFER consideration of the scheme until a decision had been taken on application 2018/0177/CPE – Application for a lawful certificate for the existing use of land, for self-catering holiday lodges open all year round and for use as dwellings C3.

The meeting closed at 3.40 pm.