

Minutes

Planning Committee

Venue:	Council Chamber
Date:	Wednesday 11 April 2018
Time:	2.00pm
Present:	Councillors J Cattanach (Chair), E Casling, I Chilvers, M Jordan, R Musgrave, R Packham, D Peart, P Welch and D White.
Officers present:	Ruth Hardingham, Planning Development Manager, Kelly Dawson, Senior Solicitor, Alpha Love-Koh, Solicitor, Louise Milnes, Principal Planning Officer, Andrew Martin, Principal Planning Officer and Victoria Foreman, Democratic Services Officer
Public:	5
Press:	1

66. APOLOGIES FOR ABSENCE

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

67. DISCLOSURES OF INTEREST

There were no disclosures of interest.

68. CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair welcomed Councillor Musgrave, who had joined the Committee.

The Planning Development Manager updated the Committee on the outcome of a recent planning appeal at Field Lane, Thorpe Willoughby. The appeal had been dismissed by the Inspector.

69. 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.

70. MINUTES

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

RESOLVED:

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

71. PLANNING APPLICATIONS RECEIVED

The Committee considered the following planning applications:

71.1 Application: 2015/0969/OUT

Location: Manor Garth, Kellington, Goole, East Yorkshire

Proposal: Outline application with all matters reserved for residential development on land to the east of Manor Garth, Kellington

The Principal Planning Officer presented the application that had been brought to the Committee following consideration at the 11 May 2016 meeting, where Members resolved to support the Officer recommendation to grant planning permission subject to completion of a Section 106 Agreement to secure 40% on-site affordable housing provision and a waste and recycling contribution; no objections being received from the Strategic Flood Authority and any conditions received from the Strategic Flood Authority; and the conditions detailed in section 3 of the committee report.

Members noted that since the application had been considered in May 2016, there had been a number of changes to the Council's position in terms of the five year housing land supply. Furthermore, the Strategic Flood Authority had submitted objections following the previous resolution and further information had been submitted by the applicant in respect of flood risk, and the Strategic Flood Authority had been re-consulted. As such, Planning Committee were asked to re-consider the application in light of the material changes.

Members also noted that the application was an outline application with all matters reserved for residential development.

The Committee debated the application further and queried a number of issues, including further information from the Strategic Flooding Authority, visual impact, provision of play space and the impact of the five year housing land supply and development limits on the application.

It was proposed and seconded that the application be refused.

RESOLVED:

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

71.2 Application: 2017/1329/MLA

Location: Main Road, Hambleton, Selby, North Yorkshire

Proposal: Request for a Deed of Variation to Section 106 agreement dated 2 December 2015 seeking a reduction in the proportion of affordable housing to be provided within scheme for 115 dwellings approved under references 2015/0105/OUT (outline) and 2017/0117/REMM (reserved matters)

The Principal Planning Officer presented the application that had been brought to the Committee due to it being a proposal to reduce the percentage of on-site affordable housing from the 40% agreed by Members in 2015.

Members noted that the application was a request for a Deed of Variation to Section 106 agreement dated 2 December 2015 seeking a reduction in the proportion of affordable housing to be provided within a scheme for 115 dwellings.

Paul Butler, 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 matters of abnormal costs, the Council's policy on affordable housing and the commissioning of viability advice. Concern was expressed by some Members regarding the delay in the negotiations around the level of affordable housing that would be accepted in the development.

It was proposed and seconded that the application be approved.

RESOLVED:

- i. To approve the request for a Deed of Variation on the basis that the overall provision of affordable housing be reduced to 20%, but with the original tenure split remaining unchanged.**
- ii. That the Deed of Variation remain effective for a period of three years from the date of first occupation of the 115 dwellings, with any dwellings completed after that date being subject to the provisions of the original section 106 agreement.**

The meeting closed at 2.45pm.