

## Selby District Council

Minutes of the proceedings of a meeting of the Planning Committee held on 11 October 2006, in Committee Rooms 1 and 2, The Civic Centre, Portholme Road, Selby, commencing at 4.00pm.

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Present: Councillor J Mackman in the Chair.

Councillors: D Bain-Mackay, J Cattanach, I Chilvers, Mrs D Davies, Mrs S Duckett (for B Marshall), Mrs J Dyson (for W Norton), G Croston, N Martin, C Lunn, D McSherry, C Pearson, D Peart, Mrs F Ryan, S Shaw-Wright, R H Sweeting and R Wilson.

Officials: Head of Service - Legal and Democratic Services, Head of Service – Planning and Economic Development, Principal Planning Officer, Senior Planning Officers, Principal Environmental Health Officer, Senior Environmental Health Officer and Committee Administrators.

Public: 21

Press: 0

### 1175 **Apologies for Absence and Notice of Substitution**

Apologies were received from Councillors B Marshall and W Norton.

Substitute Councillors were Mrs S Duckett (for B Marshall) and Mrs J Dyson (for W Norton).

### 1176 **Disclosure of Interest**

Councillor J Mackman declared a personal and prejudicial interest in minute no 1180 item no 2006/27U/PA, 3 The Paddocks, York Road, North Duffield.

All members of the committee declared that they had received various lobbying documents in connection with minute no 1179 item no 2004/0780/CO, Land at Pease Farm and Rusholme Grange, Newland.

1177

## **Minutes**

### **Resolved:**

**That the minutes of the proceedings of the meeting of the Planning Committee held on 16 August 2006 be confirmed as a correct record and be signed by the Chair.**

1178

## **Chair's Address to the Planning Committee**

No address was made. However, an update on staffing within the Development Control Section was provided.

1179

## **Site Visits**

**Application: 2004/0780/CO**

**Location: Land at Pease Farm and Rusholme Grange, Newland**

Proposed erection of twelve wind turbines with associated tracks, crane hard standings, anemometer, underground cables and switchgear house and compound for the purpose of producing electricity.

The Principal Planning Officer outlined the application in detail including statutory consultees, objectors and supporters of the proposal.

She confirmed that the proposal met with National and Local policies and accorded with all requirements sought by DGLG, RSS, NYCC and the District Council.

If councillors were minded to approve this application, officers would seek to include an additional condition for a water vole survey on the site prior to work commencing. They would also seek to amend the wording of condition 8 in the report by removing the word 'alleviation' and replacing it with 'elimination' of any electromagnetic interference for TV and radio reception which may be caused by the operation of the turbines.

The Officer also gave details of additional conditions that should be added if councillors were minded to grant consent.

Public Speaker – Mr Cranswick – Objector

*Mr Cranswick outlined his main objections to the application;*

- *Visual amenity*
- *Cumulative effect of other proposed wind farms in the area*
- *Proximity to surrounding properties*
- *Effect on the open countryside*

*Mr Cranswick asked councillors not to support the application and to refuse permission.*

Public Speaker – Mr Greenwood – Newland Parish Council

*Mr Greenwood informed councillors that Newland was a very small parish and the proposed wind farm would have a detrimental effect on the character of the village. Mr Greenwood urged councillors to refuse the application.*

Public Speaker - Mr Bilton - Ayrmin Parish Council – Objector

*Mr Bilton thanked councillors for the opportunity to address the Committee.*

*Mr Bilton expressed concern over the proposed site and its effect on the village and the views from the frequently used walkways on the neighbouring riverbank.*

*Mr Bilton asked that the application not be supported.*

Public Speaker - Mr Barker – Applicant

*Mr Barker confirmed that the site had been carefully chosen and that an environmental impact survey had been carried out confirming this.*

*It was a fact that the climate was changing and that energy supplies were diminishing. England was recognised as the greatest wind tunnel in Europe and, therefore, wind farms were the best way of utilising this resource.*

*Councillors had visited two other wind farms and had seen and heard the turbines. As a result, they were in an ideal situation to now make a decision.*

*Mr Barker thanked councillors.*

*Councillors debated issues surrounding the application and concluded that the government was committed to encouraging the development of wind power.*

The Principal Planning Officer's report had detailed at length the processes undertaken in consideration of this proposal.

Councillors confirmed that they understood and sympathised with some of the points raised by the objectors but supported the Officer's recommendation of approval.

The recommendation was seconded and on being put to the vote was carried.

**Resolved:**

**That the application be approved subject to the conditions contained within the report and the additional conditions added by the Principal Planning Officer.**

1180

**Planning Applications Received**

Consideration was given to the schedule of planning applications submitted by the Head of Service – Planning and Economic Development.

**Resolved:**

**That the applications set out in the agenda be dealt with as follows:**

- 1 **Application: 2006/27U/PA**  
**Location: 3 The Paddocks, York Road, North Duffield.**

The Chair informed councillors that having declared an interest in this item he would leave the chamber for this item.

Nominations were requested for a councillor to conduct the proceedings for this one item.

A nomination for Councillor S Shaw-Wright was received and seconded and on being put to the vote was carried.

Councillor S Shaw-Wright took the chair for this item.

Section 73 application to carry out development approved under 8/13/27T/PA for the erection of 8 No. houses following demolition of an existing dwelling without complying with condition No 16.

Public Speaker – Mrs Hubbard – Objector

*Mrs Hubbard confirmed her concerns over the following issues;*

- *Removal of condition 16 - the culverting of a ditch for drainage*
- *A site level survey should be carried out to ensure the site would drain naturally and not need pumping*

Public Speaker – Mr Irving – Agent

*Mr Irving confirmed that this application had already been given approval, and was before councillors again purely to seek permission to remove condition 16 - the culverting of ditch for drainage.*

Councillors expressed concern regarding the drainage on the site and asked if a land level survey had been conducted.

The Planning Officer confirmed that a survey had not been carried out. There was a condition already on the original approval requiring details of the foul and surface water drainage to be approved prior to commencement of development. However, if councillors were minded to approve the application, then a condition could be included which required a land level survey to be carried out before the commencement of building works.

Councillors debated this issue and a made a change from the officer recommendation of approval to one of deferment pending a land level survey. Following the survey the application should be brought back to the next meeting of the Planning Committee for consideration.

On being put to the vote the amendment was carried.

**Resolved:**

**That the application be deferred for a land level survey and the application be brought back to the next meeting of the Planning Committee for consideration.**

The Chair then returned to the chamber.

**2 Application: 2006/1006/FUL  
Location: Top End House, Hull Road, Cliffe, Selby.**

Application to convert Hearing Dogs for Deaf People Centre into seven dwellings and associated works.

Officers informed councillors that outstanding comments from North Yorkshire Highways had been received late and, therefore, in agreement with the applicant, this application had been removed from the agenda since amendments to plans were required.

Councillors requested that as the application would not be heard at this meeting a site visit take place before being brought back to Committee for consideration.

**Resolved:**

**That the application be deferred, and that a site visit take place before the Planning Committee considers the application.**

**3 Application: 2006/0914/FUL  
Location: Wheatlands, Gateforth New Road, Gateforth, Selby.**

Proposed 1st floor extension and conversion of roof space to create additional bedrooms.

**Resolved:**

**That the application be approved subject to the conditions contained within the report.**

1181 **Urgent Appeals Decisions**

None received.

1182 **Tree Preservation Orders – Confirmation (Unopposed)**

Councillors were asked to consider the report of the Head of Service – Legal and Democratic Services which sought confirmation to the following unopposed Tree Preservation Orders;

- 8/2006 B.O.C.M Barlby
- 9/2006 Gibson Close, Hambleton
- 10/2006 10 Brigg Lane, Camblesforth

**Resolved:**

**That the Tree Preservation Orders 8/2006 B.O.C.M Barlby, 9/2006 Gibson Close, Hambleton and 10 Brigg Lane, Camblesforth be confirmed as unopposed.**

1183

**Tree Preservation Orders – Confirmation (Opposed)**

Councillors were asked to consider the report of the Head of Service – Legal and Democratic Services, which sought confirmation to the following opposed Tree Preservation Order.

- 06/2006 Manor Farm, Chapel Street, Hambleton.

**Resolved:**

**That the Tree Preservation Order No 6/2006 Manor Farm, Chapel Street be confirmed.**

1184

**Private Session**

**Resolved:**

**That in accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, the meeting be not open to the Press and public during consideration of the following items as there will be a disclosure of exempt information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12A to the Act.**

1185

**Enforcement Update**

Councillors were presented with the report of the Head of Service – Planning and Economic Development updating them on the current position regarding enforcement notices that had been issued during the period 1 June 2006 – 31 August 2006.

**Resolved:**

**That the report be noted.**

The meeting closed at 6.00pm.