

# North Yorkshire Council

## Strategic Planning Committee

Minutes of the remote meeting held on Tuesday, 9 September 2025 commencing at 10.00 am.

Councillor Andy Paraskos in the Chair and Councillors Bob Packham, John Cattanach, Hannah Gostlow, David Hugill, Tom Jones, Andrew Lee, John Mann, John McCartney, Yvonne Peacock, Neil Swannick, Roberta Swiers, Andrew Timothy and Robert Windass.

Officers present: Hannah Blackburn (Planning Services), Jenny Crossley (Planning Services), Stephen Loach (Democratic Services) and Glenn Sharpe (Legal Services).

There was one member of the public.

---

**Copies of all documents considered are in the Minute Book**

---

### **120 Apologies for absence**

Apologies for absence were received from Councillor Andy Brown.

### **121 Minutes of the meeting held on 8 July 2025**

That the minutes of the meeting of Strategic Planning Committee, held on 8 July 2025, be confirmed by Members and signed by the Chair as a correct record.

### **122 Declarations of interest**

There were no declarations of interest.

### **123 ZG2025/0678/573 - Land south of A645, Wade House Lane, Drax. - Section 73 application to vary condition 06 (approved drawings), 09 (arboricultural method statement), 10 (landscape drawings), 15 (construction environmental management plan), 17 (access drawings) and 21 (fencing plan) of approval 2023/0128/EIA granted on 17 April 2024.**

Considered

The report of the Assistant Director of Planning – Community Development Services requesting Members to determine a Section 73 application to vary conditions 06 (approved drawings), 09 (arboricultural method statement), 10 (landscape drawings), 15 (construction environmental management plan), 17 (access drawings) and 21 (fencing plan) of planning permission reference 2023/0128/EIA for the development of a ground-mounted solar farm including associated infrastructure at Land south of the A1645, Wade House Lane, Drax.

The application was reported to the Strategic Planning Committee due this being a significant planning application relating to energy or physical infrastructure accompanied by an Environmental Impact Statement and where it is intended to recommend approval.

The Planning Officer presented the Committee report highlighting the proposal; context to

the application; site location, outline and description; details regarding the changes to the conditions; and the planning policy considerations. The Officer recommendation was highlighted.

The Planning Officer highlighted an update to the report, detailing additional correspondence received from the National Gas Transmission since the publication of the report, with no objections identified.

James Youngs, representing the applicant, addressed the Committee highlighting the following:

- He welcomed the comprehensive report of the Planning Case Officer.
- He outlined the changes required to the original permission and why these were necessary.
- There were no objections to the revised proposals.
- Approval of the proposal, in line with the recommendation, would allow a substantial amount of renewable energy to be generated.

Members discussed the application and the following issues were highlighted:

- Clarification was provided that the existing building that was now to remain in place within the revised proposals was a farm building and would retain its existing use.
- The potential for flooding on the site had been examined at the initial consideration of the application and had been found to be to the satisfaction of the Committee as the application had been approved.
- Members considered that the application was not controversial and supported the revisions to the proposals.

### **Resolved**

That the Committee be MINDED TO GRANT planning permission subject to the conditions set out in the report and the Section 106 legal agreement dated 05 April 2024, with authority delegated to the Officers at the end of the publicity period (11th September 2025) to issue the decision, subject to no new material considerations being raised.

Voting record

The resolution was agreed unanimously.

## **124 Any other items**

Site Visit – Malton

The Chair stated that a site visit was to take place to the Malton area and indicated that this would be on 22, 23 or 24 September depending upon the availability of the majority of Members.

### **Resolved**

That Members contact the Clerk with their availability to enable arrangements to be made for the site visit.

## **125 Date of next meeting**

Tuesday, 14 October 2025 at 10.00am at a venue to be confirmed.

The meeting concluded at 10.20 am.