

# North Yorkshire Council

## Selby and Ainsty Area Constituency Planning Committee

Minutes of the remote meeting held on Wednesday, 10th May, 2023 commencing at 2.00 pm.

Councillor John Cattanach in the Chair. plus Councillors Mark Crane, Cliff Lunn, Bob Packham, Steve Shaw-Wright and Arnold Warneken.

Officers present: Martin Grainger, Hannah Blackburn, Glenn Sharpe, Linda Drake, Martin Evans, Jordan Fairclough and Gina Mulderrig.

Apologies: Mike Jordan. .

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

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### 1 Apologies for Absence

Councillor Mike Jordan sent his apologies.

### 2 Declarations of Interests

Councillor Cliff Lunn declared a non-pecuniary interest in agenda item 4 as he had previously objected to related applications as Division Member for Thorpe Willoughby & Hambleton. Councillor Lunn confirmed that he would leave the meeting during consideration thereof.

Councillor Packham declared he had been contacted by email with representation from the agent regarding agenda item 5 and representation from an objector regarding item 6. All Members confirmed they had received the same contact and would not leave the meeting during consideration of these items.

### 3 Public Questions and Statements

The Chair stated that, other than those that had indicated that they wished to speak in relation to the applications below, there were no questions or statements from members of the public.

The Chair announced that an Officer Update Note had been circulated and was available to view alongside the agenda on the North Yorkshire Council's website.

The Chair announced the running order of items had been amended to take item 6 first, followed by item 4 then 5..

### 4 2022/1483/OUTM - Land at Field Lane, Thorpe Willoughby

**Application:** 2022/1483/OUTM

**Location:** Land at Field Lane, Thorpe Willoughby, Selby

**Proposal:** OUTLINE PLANNING APPLICATION INCLUDING ACCESS, WITH ALL OTHER MATTERS RESERVED FOR ERECTION OF UP TO 110 RESIDENTIAL

OFFICIAL

## DWELLINGS

The Principal Planning Officer presented the application which had been brought before Selby and Ainsty Area Constituency Planning Committee because the Head of Planning considered this application raised significant planning issues such that it is in the public interest for the application to be considered by Committee.

Members noted that the application was for an outline planning application including access, with all other matters reserved for erection of up to 110 residential dwellings on land at Field Lane, Thorpe Willoughby, Selby, North Yorkshire.

Members noted the Officer Update Note which explained that since the report was drafted, four further letters of objection had been received. They raised the same issues found in the report and did not change the recommendation.

The Committee asked the Principal Planning Officer to clarify the Council's current position regarding the 5-year housing land supply for the Selby Area and it was confirmed the Council does have a 5-year housing land supply and therefore full weight can be given to the policies..

Members debated the application further noting the application history of the site and previous reasons for refusal for development detailed in the report. Members stated that this current application provided no new reasons for making a different decision to that previously refused and dismissed at appeal.

It was proposed and seconded that the application be REFUSED for the reasons detailed by the Principal Planning Officer in the report and the Officer Update Note.

A vote was taken on the Proposal and was carried unanimously.

### **RESOLVED:**

**That the application be REFUSED for the reasons detailed in paragraph 12 of the report.**

## **5 2022/1410/OUTM - Land adjacent to St Wilfrids Drive, Brayton**

**Application:** 2022/1410/OUTM

**Location:** Land adjacent to St Wilfrids Drive, Barff Lane, Brayton, Selby

**Proposal:** OUTLINE APPLICATION FOR THE ERECTION OF UP TO 95 DWELLINGS, INCLUDING AFFORDABLE HOUSING, PUBLIC OPEN SPACE, LANDSCAPING, SUSTAINABLE URBAN DRAINAGE SYSTEM AND VEHICULAR ACCESS POINT FROM BARFF LANE INCLUDING ACCESS (ALL OTHER MATTERS RESERVED).

The Planning Project Officer presented the application which had been brought before Selby and Ainsty Area Constituency Planning Committee because the Head of Planning considered this application raised significant planning issues such that it is in the public interest for the application to be considered by Committee.

Members noted that the application was for outline planning application including access, with all other matters reserved for erection of up to 95 dwellings on land

adjacent to St Wilfrids Drive, Barff Lane, Brayton, North Yorkshire.

Members noted the Officer Update Note which explained an additional objection had been received which raised no new grounds for objection and that, as a result of further information submitted by the applicant and updated responses from North Yorkshire Council's Archaeologist and North Yorkshire Council Highways, the deletion of objection Reason iii (on page 75 of the report) and objection Reason iv (on page 25 of the report) respectively.

Members asked the Planning Project Officer if the site had been put forward for development in the emerging Selby District Local Plan. It was confirmed that this site formed part of a larger area that had been put forward for development but had not been taken forward as part of the emerging Local Plan.. It was confirmed that the the applicant could pursue allocation through the local plan process if the application was rejected.

Councillors asked whether the Council had a defensible 5-year housing land supply for the area and whether this land is local to the Selby area rather than around the whole North Yorkshire Council. The Head of Planning confirmed that Selby Area does currently have a 5-year housing land supply and therefore the application could be refused in accordance with the plan and Officer's recommendation.

Planning Agent Eleanor Dunn was in attendance and spoke in favour of the application.

Members debated the application noting the need to prevent any negative impact of from increased pressure due to nearby development on Brayton Barff, a Site of Special Scientific Interest. It was reiterated that the area has sufficient housing land supply without this specific site and stressed that the Brayton area has land available for development which, unlike this application, would be within the boundary limits of Brayton and would not have such a negative impact on local highways, local schools and Brayton Barff. Development outside settlement limits.

It was proposed and seconded that the application be REFUSED for the reasons detailed by the Principal Planning Officer in the report and presentation.

A vote was taken on the Proposal and was carried unanimously.

**RESOLVED:**

**That the application be REFUSED for the reasons detailed in paragraph 12 of the report.**

**6 2023/0095/HPA - 26 Merlin Way, Brayton**

**Application:** 2023/0095/HPA

**Location:** 26 Merlin Way, Brayton, Selby

**Proposal:** RAISE HEIGHT OF EXISTING ROOF TO CREATE ADDITIONAL ACCOMMODATION, SINGLE DORMER WINDOW TO REAR, ROOF LIGHT TO FRONT AND SINGLE DORMER WINDOW TO THE FRONT

The Planning Officer presented the application which had been brought before the Selby and Ainsty Area Constituency Planning Committee as the previous application (2022/0941/HPA) for a similar development had previously been requested to Committee by the Head of Planning given the level of objection and Councillor involvement and was recommended for approval. This was overturned by Members of the Selby District Council Planning Committee on the 11.1.23 and subsequently refused. It was therefore appropriate to return the matter to Committee as the officer recommendation was for approval.

Members noted that the application was for a planning application to raise the roof height of existing property to create additional accommodation in the roofspace, and the erection of 2 dormer windows and a roof light at 26 Merlin Way, Brayton.

Members noted the Officer Update Note which noted that there had been an additional application ZG2023/0387/CPP for a Lawful development certificate for a proposed dormer to the rear of 26 Merlin Way. The Officer Update Note also detailed that there had been a further representation that had been sent directly to Councillors with additional information to support a previous objection. This raised similar issues found in the report and mentioned the additional application subsequently submitted but did not change the recommendation.

The Committee asked the Planning Officer to clarify how this application was sufficiently different from the previous application which had been refused in January 2023 and whether the reasons for refusal had been sufficiently addressed notably the impact on privacy for neighbouring properties.

The Planning Officer detailed the alterations to the application and explained that the previous application had been recommended for approval by Officers. The Planning Officer explained that this was a new application and was also recommended for approval as detailed in the report and had only been brought before Committee at the request of the Head of Planning due the refusal by Selby District Council Planning Committee in January 2023.

Planning Agent, Terry Prideaux, was in attendance and spoke in favour of the application.

Objector, Carla Cox, resident local to the application, was in attendance and spoke against the application.

Members debated the application expressing that they had read the report and listened to the presentation and speakers with no preconceptions but still felt the new application was only minimally different from the one refused in January 2023. Members stated that they agreed the application was compliant with Development Plan policies SP1 and SP2 of the Core Strategy but disagreed with the Officer that it was compliant with policy H14 of the Selby District Local Plan. Councillors expressed opinions that the development would be visually intrusive and out of keeping with the surrounding area and would negatively impact local amenity, particularly Manorfeld.

It was proposed and seconded that the application be REFUSED contrary to the Officer recommendation on the following grounds:

The proposed development would be visually intrusive and out of keeping with the

area and have a detrimental impact on living conditions and amenity of neighbouring occupants from increased overlooking, including Manorfeld. The proposal is therefore considered to be contrary to policy ENV1 and H14 of the Selby District Local Plan 2005 and SP19 of the Selby District Core Strategy Local Plan 2013.

A vote was taken on the Proposal and was carried unanimously.

**RESOLVED:**

**That the application be REFUSED on the following grounds:**

**The proposed development would be visually intrusive and out of keeping with the area and have a detrimental impact on living conditions and amenity of neighbouring occupants from increased overlooking, including Manorfeld. The proposal is therefore considered to be contrary to policy ENV1 and H14 of the Selby District Local Plan 2005 and SP19 of the Selby District Core Strategy Local Plan 2013.**

**7 Any other items**

There being no further business, the meeting ended at 15:05.

**8 Officer Update Note**

**9 List of Planning Applications Determined Under Delegated Powers**

**10 Date of Next Meeting**

The next meeting of Selby and Ainsty Area Constituency Planning Committee will be at 2pm on Wednesday 14 June 2023 at Civic Centre, Doncaster Road, Selby, YO8 9FT.

The meeting concluded at 3.05 pm.