

North Yorkshire Council

Selby and Ainsty Area Planning Committee

Minutes of the meeting held on Wednesday, 11 December 2024 commencing at 2.00 pm.

Councillor John Cattanach in the Chair plus Councillors Bob Packham, Mike Jordan, Steve Shaw-Wright and Arnold Warneken.

Officers present: Kelly Dawson - Senior Solicitor, Planning and Environment, Nick Turpin – Development Service Manager, Gareth Stent – Principal Planning Officer, Yvonne Naylor – Principal Planning Officer; and Dawn Drury – Democratic Services Officer.

Apologies: Karl Arthur and Cliff Lunn

Copies of all documents considered are in the Minute Book

45 Apologies for Absence

Apologies noted (see above).

46 Declarations of Interests

Councillor Mike Jordan declared a non-pecuniary interest in item number 4 of the agenda as he had been heavily involved in discussions on the application, therefore, he confirmed that he would be leaving the meeting during consideration of the item.

Councillor Bob Packham declared a non-pecuniary interest in item number 4 of the agenda, for transparency he highlighted that he had been lobbied on the adjacent Garden Lane application which had been heard at the November meeting of the Committee but had not been lobbied on this particular application, and would speak and vote on the item.

The Chair confirmed that an officer update note had been circulated and added to the North Yorkshire Council website.

Planning Applications

The Committee considered reports of the Assistant Director Planning – Community Development Services relating to applications for planning permission. During the meeting, Officers referred to additional information and representations which had been received.

Except where an alternative condition was contained in the report or an amendment made by the Committee, the conditions as set out in the report and the appropriate time limit conditions were to be attached in accordance with the relevant provisions of Section 91 and 92 of the Town and Country Planning Act 1990.

In considering the reports of the Assistant Director Planning – Community Development Services, regard had been paid to the policies of the relevant development plan, the National Planning Policy Framework and all other material planning considerations. Where the Committee refused planning permission the reasons for that decision were as shown in the report or as set out below.

Where the Committee granted planning permission in accordance with the recommendation in a report this was because the proposal was in accordance with the development plan, the National Planning Policy Framework or other material considerations as set out in the report unless otherwise specified below.

47 ZG2024/0159/OUTM - Land adjacent to the A19 roundabout, Selby Bypass, Selby

Considered:-

The Assistant Director Planning – Community Development Services sought determination of an outline planning application including access, with all other matters reserved for a storage and distribution use (Class B8) with HGV parking and ancillary uses including vehicle servicing workshop at land adjacent to the A19 roundabout, Selby Bypass, Selby.

It was noted that the application had been before Committee in June 2023 when the application had been refused. Members noted that the applicant had addressed five of the eleven reasons for refusal at that time.

The Principal Planning Officer informed Members that there were two officer updates on the application since the agenda had been published, the first update was in relation to two additional letters of objection which had been received by the Council, however both letters reiterated issues which had already been raised and dealt with in the original report.

The second update was regarding a consultation response from Active Travel England (ATE), who had submitted a holding objection, as noted within the agenda pack. Since publication of the pack the Council had received an update in which ATE objected to the application for the lack of detail regarding access arrangements for pedestrians and cyclists. The information received from ATE formed an additional highway reason for refusal, as detailed within the officer update note.

Mark Johnson spoke on behalf of the applicant, in support of the application.

During consideration of the above application, the Committee discussed the following issues:-

- Members queried if the Council would seek to have the national speed limit reduced to accommodate the farmers access at that point in the road on the A63.
- Expressed concern that vehicles travelling east, if moving into the right turn filter road, had the potential to be stationary in the middle of the road.
- Members asked for clarification on whether the application was an outline application and if the whole application that they were considering was illustrative.
- It stated within the agenda pack that the applicant was prepared to make any approval specific to the commercial activities of Campey's of Selby, Members queried if this was a realistic planning approach, in accordance with planning guidance.
- Some Members expressed their support for the application and highlighted the potential benefits in terms of Campey's of Selby being an excellent company and a local employer.

The decision:-

That outline planning permission be REFUSED.

Reason:-

The Committee agreed with the reasons for refusal put forward by the Principal Planning

Officer in section 12 of the Committee report, and the additional highways reason for refusal contained within the officer update note.

Voting record:-

A vote was taken, and the motion was carried with 3 votes for, and 2 votes against.

As per his earlier declaration, Councillor Mike Jordan left the meeting at this point, and did not return.

48 ZG2023/1153/FUL - Land to south of 44 Garden Lane, Sherburn in Elmet

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a full planning application for the development of 3 dwellings with new accesses onto Garden Lane on land to the south of 44 Garden Lane, Sherburn in Elmet.

It was noted that a site visit had been attended by Members on the 11 March 2024, with the application originally going to Committee on the 13 March 2024. The application had been deferred at that time to allow officers to review the recommendation in the context of the planning history of number 56 and 58 Garden Lane, which were constructed on safeguarded land to the south of this application site, the applications for which were supported when the Council had a five year housing land supply.

The Principal Planning Officer advised Members that there was an officer update note on the application regarding the emerging Local Plan and confirmed that, in the view of officers, there were no technical constraints to preclude development of the site and conditions could be utilised to address and secure further details on certain aspects of the development.

Alex Tant-Brown spoke objecting to the application.

Alex Tant-Brown spoke on behalf of Sherburn in Elmet Town Council, objecting to the application.

Mike Harris spoke on behalf of the applicant, in support of the application.

During consideration of the above application, Councillor Packham stated that although he had voted against the Garden Lane planning application brought to Committee in November 2024 for 66 houses, this application, in his opinion, was fundamentally different and would not impact on the ability for future development on the safeguarded land. In addition, three houses on an infill site would not impact on either the infrastructure within the village of Sherburn in Elmet, or the access onto Garden Lane.

The decision:-

That full planning permission be GRANTED subject to the conditions listed at section 12 of the Committee report.

Voting record:-

A vote was taken, and the motion was carried unanimously.

49 Any other items

There were no other items.

50 Date of Next Meeting

Wednesday 15 January 2025 at 2.00pm.

The meeting concluded at 3.00 pm.