

North Yorkshire Council

Strategic Planning Committee

Minutes of the meeting held at County Hall, Northallerton on Tuesday 11 July 2023 at 10am.

Present:-

Councillors Andy Paraskos (Chair), Richard Foster, Caroline Goodrick (as Substitute for Sam Cross), Paul Haslam (as Substitute for Yvonne Peacock), Tom Jones, John Mann, Steve Mason, Bob Packham, Neil Swannick, Roberta Swiers, Malcolm Taylor.

Apologies were received from Councillors Sam Cross, Peter Lacey, John McCartney and Yvonne Peacock.

Officers present: Charles Casey, Catriona Gatrell, Jenny Tyreman and Hannah Blackburn.

There was a representative of the press present.

Copies of all documents considered are in the Minute Book

1. Welcome and Introductions.

The Chairman welcomed everyone to the meeting of this Committee.

2. Minutes of the meeting held on 13 June 2023

Resolved -

That the Minutes of the meeting of North Yorkshire County Council's Strategic Planning Committee, held on 13 June 2023, be confirmed by Members and signed by the Chairman as a correct record.

3. Declarations of Interest

There were no declarations of interest.

4. Public Questions or Statements

The representative of the Assistant Chief Executive (Legal and Democratic Services) stated that there were no general questions or statements from members of the public.

5. 2023/0074/FULM - Construction of Extensions to the Despatch Chiller and Dry Aged Chiller at Dovecote Park, Bankwood Road, Stapleton:

Considered -

The report of the Assistant Director Planning – Community Development Services requested Members to determine a planning application for the Construction of

Extensions to the Despatch Chiller and Dry Aged Chiller at Dovecote Park, Bankwood Road, Stapleton – ref 2023/0074/FULM.

As outlined in the committee report the proposed development was considered an inappropriate development in the Green Belt. Inappropriate development was, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight should be given to any harm to the Green Belt.

Very special circumstances would not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, was clearly outweighed by other considerations. No other harm arising from the proposal had been identified.

In this instance, it was considered that very special circumstances had been demonstrated which clearly outweighed the harm to the Green Belt by reason of its inappropriateness. It was therefore recommended that planning permission be granted, subject to conditions and referral to the Secretary of State.

A representative of the Assistant Director Planning – Community Development Services presented the Committee report, highlighting the proposal, the site description, the consultation that had taken place, the advertisement and representations, planning guidance and policy and planning considerations. The report also provided a conclusion and recommendations.

Detailed plans, photographs and visual information were presented to complement the report.

Members discussed the report and the following issues were highlighted:

- In response to a question from a Member it was stated that the cumulative impact of the planning applications had been considered and there were no resulting objections to the proposal.
- In response to a second question the case officer confirmed that the applicant had not made any specific submissions relating to climate change but that in discussions with officers the negative impact of having to move to a secondary site had been raised; this would be the possible outcome if this application were to be refused.
- It was confirmed that as per section 10.42 of the report the proposed development was expected to provide six additional job opportunities at the site.
- A Member expressed concern that the application did not satisfy the test of exceptional circumstances as the demand for dry aged beef did not serve the wider community.
- In contrast however a Member argued that locally produced meat was a benefit to the climate but expressed disappointment that the application did not include details regarding green power sources such as solar or heat exchange. On balance however the Member would support the application.
- A Member expressed disappointment that, in the reasons submitted for the application, the applicant had not focussed more on climate change objectives.
- In support of the application a Member explained that the proposed development was to be part of a pre-existing site – there would be no visual difference once the development was complete and it would not cause any harm to the green belt.

Councillor Brown proposed a motion to support the recommendation with the additional wording:

It was considered that the following very special circumstances existed to outweigh the harm to the Green Belt by reason of its inappropriateness:

- the development was an extension to a pre-existing industrial site that fell entirely within the curtilage of the existing unit.
- the extensions were of a small size and would cause no additional harm to the Green Belt and there was negligible impact on openness of the surrounding countryside
- the development would help protect existing jobs and provide further employment opportunities which were critical to maintaining green belt communities
- the application supported domestic food security

Councillor Mason seconded the motion as proposed by Councillor Brown.

Resolved: -

That subject to referral to the Secretary of State the application and conditions be approved for the reasons outlined within the report and on the basis of the very special circumstances which were agreed above.

This was agreed unanimously.

6. Items dealt with under the Scheme of Delegation

Considered -

The report of the Corporate Director - Business and Environmental Services outlining items dealt with under the Scheme of Delegation for the period 18 May 2023 to 27 June 2023 inclusive.

Resolved -

That the report be noted.

7. Matters for Consideration for Future Meetings

Members asked that the following be taken account of for future meetings:

- Members expressed keen interest in their involvement in the formation of the North Yorkshire Council's Local Plan
- A Member requested that a project plan including resourcing, items on the critical path, those that are sequential and those that are concurrent be provided together with an evaluation of the earliest possible date for the North Yorkshire Local Plan
- It was considered that a cross party working group could be set up to formally be involved in the formation of the plan

The meeting concluded at 10.59 am