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North Yorkshire Council

Selby and Ainsty Area Constituency Planning Committee

Minutes of the meeting held on Wednesday, 8th November, 2023 commencing at 2.00 pm.

Councillor John Cattanach in the Chair plus Councillors Mark Crane, Cliff Lunn, Bob Packham, Stephanie Duckett (substitute for Councillor Jordan), and John McCartney (substitute for Councillor Shaw-Wright).

Officers present: Martin Grainger - Head of Development Management, Kate Lavelle – Solicitor, Hannah Blackburn – Planning Development Manager, Martin Evans – Principal Planning Officer; and Dawn Drury – Democratic Services Officer

Apologies: Mike Jordan, Steve Shaw-Wright and Arnold Warneken.

Copies of all documents considered are in the Minute Book

7 Apologies for Absence

Apologies noted (see above).

8 Minutes for the Meeting held on 13 September 2023

The minutes of the meeting held on Wednesday 13 September 2023 were confirmed and signed as an accurate record.

9 Declarations of Interests

Councillors Cattanach, Packham, Crane, Lunn, Duckett and McCartney confirmed that they had received an additional document on item 4 of the agenda from the applicant's agent, Savills.

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 report(s) 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 deferred consideration or refused planning permission the reasons for that decision are 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 is 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. Where the Committee granted planning permission contrary to the recommendation in the report the reasons for doing so and the conditions to be attached are set out below.

10 2022/0738/OUTM - Land North of Holy Family School, Station Road, Carlton, Goole

Considered:-

The Assistant Director Planning – Community Development Services sought determination of an application for outline planning permission for the erection of up to 190 dwellings (use class C3) formal and informal open space, landscaping, works and means of access (all other matters reserved) at land north of Holy Family School, Station Road, Carlton, Goole.

The Principal Planning Officer confirmed that there was no update note.

The agent for the applicant, Adam Key of Savills spoke in support of the application.

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

- The Harron Homes development to the southwest of the application site which had been allowed on appeal.
- The Committee sought clarification from officers on the status of the five-year housing land supply in the area and were informed that the Local Planning Authority does have a five-year housing land supply in the Selby area.
- The weight applied by officers to the application, in relation to the emerging Local Plan; and whether the Local Plan from 2013 was outdated.
- The weight applied by officers to the application, in relation to the best and most versatile agricultural land.

The decision:-

That 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 report.

Voting Record:-

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

11 Any other items

There were no urgent items of business.

12 Date of Next Meeting

Wednesday 13 December 2023 – Civic Centre, Selby

The meeting concluded at 2.34 pm.

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