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North Yorkshire Council

Selby and Ainsty Area Planning Committee

Minutes of the meeting held on Wednesday, 9th October, 2024 commencing at 2.00 pm.

Councillor John Cattanach in the Chair plus Councillors Bob Packham, Karl Arthur, Mike Jordan, Steve Shaw-Wright and Andy Paraskos (as substitute for Councillor Arnold Warneken).

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

Apologies: Arnold Warneken.

Copies of all documents considered are in the Minute Book

29 Apologies for Absence

Apologies noted (see above).

30 Minutes for the Meeting held on 11 September 2024

The minutes of the meeting held on Wednesday 11 September 2024 were confirmed and signed as an accurate record.

31 Declarations of Interests

Councillor Karl Arthur declared a personal interest in item number 4 of the agenda as he worked for Network Rail, however, he confirmed that he had an open mind 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.

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 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.

32 ZG2024/0183/FUL - Rudgate Bridge, Newton Kyme

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for completion of the infilling of a former railway bridge using engineering fill and foam concrete, with an associated embankment formed on the eastern side with associated works to trees in the 'TPO 2a/1982 Newton Kyme' and replacement planting on land off A659 (part retrospective) at land off the A659 and Rudgate at Newton Kyme.

The Principal Planning Officer presented the application to Members and clarified that the applicants were National Highways (Historical Railways Estate) and not North Yorkshire Council, as detailed on the heading of the officer's report, within the agenda pack.

Graeme Bickerdike spoke on behalf of the HRE Group, objecting to the application.

Fiona Smith spoke on behalf of the applicant, National Highways, in support of the application.

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

- Members queried if the North Yorkshire Council Highways Bridge's team were confident that the bridge could still be maintained now it had been infilled.
- Whether the application was retrospective.
- If conditions had been added to the application in terms of the types of trees that would be planted in the future.
- Members had noted within the Committee report that one of the grounds for objection had been that the works had prevented this stretch of railway line being a potential option for Sustrans routes in the area. It was queried if Sustrans had discussed a proposal with the Council; and if the bridge were to be cleared of the infilling, would it be practical for the route to be used for a Sustrans scheme.
- It was queried whether officers knew the origins of the materials used to infill the bridge; and if the bridge was infilled purely for safety reasons.
- Members stated that should the applicant wish to undertake similar works in the future, that they follow the process and submit a planning application to the Local Planning Authority prior to starting the works.

Members raised concerns regarding the quality and size of the maps and images being shown in the officer presentations, which were difficult to see. The Development Service Manager agreed that it was critically important that Members could see the images well and assured Members that he would ensure that all area planning officers were appraised of the issue, and request that all images were increased in size for future meetings, to improve viewing.

The decision:-

That 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 with 5 votes for, and 1 abstention.

33 ZG2023/1307/FUL - Woodbine Grange, Main Street, Ryther

Councillor Cliff Lunn joined the meeting remotely from this point; however, he did not take part in the debate or vote on the item.

Considered:-

The Assistant Director Planning – Community Development Services sought determination of a planning application for the redevelopment of the former agricultural site. The development would involve the demolition of one building and the conversion of three barns to create three detached dwellings at Woodbine Grange, Ryther.

The Senior Planning Officer presented the application to Members.

The agent for the applicant, Will Rogers, spoke in support of the application

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

- Members requested clarification on whether the application site was in flood zone 3, and within development limits.

The decision:-

That 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

34 Any other items

There were no urgent items of business.

35 Date of Next Meeting

Wednesday 20 November 2024 at 2.00 pm.

The meeting concluded at 2.45 pm.

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