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North Yorkshire Council

Selby and Ainsty Area Planning Committee

Minutes of the meeting held on Monday, 16 February 2026 commencing at 2.00 pm.

Councillor John Cattanach in the Chair plus Councillors Bob Packham, Karl Arthur, Mark Crane, Cliff Lunn and Arnold Warneken.

Officers present: Frances Maxwell – Solicitor, Planning and Environment, Nick Turpin – Development Service Manager, Hannah Blackburn – Development Management Team Manager; and Dawn Drury – Democratic Services Officer.

Apologies: Steve Shaw-Wright.

Copies of all documents considered are in the Minute Book

131 Apologies for Absence

Apologies had been received from Councillor Steve Shaw-Wright.

132 Minutes for the Meeting held on 20 November 2025

The minutes of the meeting held on the 20 November 2025 were confirmed and signed as an accurate record.

133 Declarations of Interests

There were no declarations of interest.

134 ZG2025/1021/OUT - Highfield House, Church Fenton Lane, Ulleskelf, LS24 9DW

The Head of Development Management, Community Development Services sought determination of an application for outline planning permission for the construction of 7 no detached dwellings following demolition of the existing dwelling (all matters reserved) at Highfield House, Church Fenton Lane, Ulleskelf, LS24 9DW.

The application had been reported to Committee as it was considered that the application raised significant planning issues such that it was in the public interest for the application to be considered by Committee.

The Development Management Team Manager presented the report, outlining the site location and description and informed Members that there was an officer update note on the application. There was one correction to the report: in the executive summary at paragraph 2, where it referred to a S106 agreement as detailed in paragraph 10.81 of the report, it should read paragraph 10.86. In addition, a response had been received from Ulleskelf Parish Council which confirmed that the recreational open space financial contribution set out in paragraph 10.86 would be spent within the parish, and plans were in place to provide a multi-use games area and new equipment at the sports field in the next financial year.

The clerk read out a statement on behalf of Victoria Robins, objecting to the application.

The agent, Steve Wilkinson, spoke on behalf of the applicant, in support of the application.

Members asked questions to the Officer which related to the following

- Clarification was requested regarding the site access photograph, specifically to identify the building shown on the right-hand side.
- It was queried whether, the two previously completed developments, Greenfields and Orchard Park, which were mainly outside the development limits, had been windfalls or allocations.
- A query was raised regarding Paragraph 11d of the National Planning Policy Framework (NPPF), specifically whether the number of houses on a given development made any meaningful contribution to overall housing supply.
- Reference was made to North Yorkshire Highways comments which noted that only five properties could be accessed, and clarification was sought on how the remaining two properties would be accessed.

Councillor Packham proposed, and Councillor Warneken seconded that the application be granted.

The decision

That planning permission be GRANTED subject to the conditions listed at section 12 of the committee report and the prior completion of a S106 legal agreement.

Voting record

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

135 HGTZC24/03441/EIAMAJ - Ouseburn Farm, Carr Field Lane, Upper Dunsforth, York, North Yorkshire, YO26 9SD

The Head of Development Management, Community Development Services sought determination of an application for the demolition of an existing poultry farm followed by the erection of a replacement poultry farm including six poultry houses with solar panels on their roofs, feed bins, heat exchangers, concrete apron, dirty water tanks, gas tanks, hardstanding, gate house and drainage attenuation pond on land at Ouseburn Farm, Carr Field Lane, Upper Dunsforth, York, North Yorkshire, YO26 9SD.

The application had been reported to Committee as it was an application accompanied by an Environmental Impact Assessment that was considered to be of a significant scale and recommended for approval.

The Development Service Manager presented the report, outlining the site location and description. The officer highlighted that paragraphs 10.14 and 10.38 of the officer report contained an error regarding the poultry shed dimensions which were stated to be 2.5 metres by 9.8 metres by 6.4 metres to the ridge. The correct dimensions were clarified as 110 metres by 24.3 metres and 6.4 metres to the ridge for poultry sheds one to four, and 103 metres by 24.3 metres and 6.4 metres to the ridge for poultry sheds five and six.

The agent, Sam Harrison, spoke on behalf of the applicant, in support of the application.

Members asked questions to the Officer which related to the following

- A query was raised as to whether security fencing was proposed for the perimeter of the site, given the nature of the food production, and, if so, would the fencing include lighting.
- Whether the comments and concerns of the Yorkshire Wildlife Trust had been addressed through conditions.
- Reference was made to paragraph 10.17, which noted that the case officer had

contacted the agent to identify which mitigation options from the Glint and Glare Report to address the yellow glare on Piper's Lane were to be progressed. Clarification was sought on which receptor would be affected.

- At paragraph 10.25, Members had noted that the scheme included two-metre-high palisade fencing. It was asked whether alternatives such as Paladin or mesh fencing had been considered, as these were regarded as more appropriate in a rural setting. Members requested that, if no changes could be made in this instance, future references to palisade fencing should prompt consideration of Paladin fencing as a preferable alternative, given its more attractive appearance.

Councillor Warneken, as Ward Member, reported that he had attended the meeting of Great Ouseburn Parish Council at which he informed them that the application would be considered by the Committee; the Parish Council had offered no further comments. He added that attendees at his surgery had remarked that they viewed the proposal as an improvement.

Councillor Crane proposed, and Councillor Arthur seconded that the application be granted.

The decision

That planning permission be GRANTED subject to the conditions listed at section 12 of the committee report and the prior completion of a S106 legal agreement.

Voting record

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

136 Any other items

There were no items of urgent business.

137 Date of Next Meeting

Wednesday 11 March 2026 at 2.00 pm.

The meeting concluded at 2.52 pm.

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