

Public Document Pack

North Yorkshire Council

Selby and Ainsty Area Planning Committee

Minutes of the meeting held on Wednesday, 8 April 2026 commencing at 2.00 pm.

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

Officers present: Catriona Gatrell – Head of Legal for Property, Planning & Environment, Nick Turpin – Development Service Manager, Yvonne Naylor – Principal Planning Officer; and Dawn Drury – Democratic Services Officer.

Copies of all documents considered are in the Minute Book

138 Apologies for Absence

There were no apologies.

139 Minutes for the Meeting held on 16 February 2026

The minutes of the meeting held on the 16 February 2026 were confirmed and signed as an accurate record.

140 Declarations of Interests

There were no declarations of interest.

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

141 ZG2025/0983/OUTM - Land at Low Street, South Milford

The Assistant Director Planning, Community Development Services sought determination of an application for outline planning permission with access (all other matters reserved) for up to 180 dwellings on land off Low Street, South Milford, North Yorkshire.

The application had been brought to Planning Committee at the request of the Head of Planning as it raised significant planning issues.

The Principal Planning Officer presented the report and advised Members of an officer update note published on the North Yorkshire Council website. One additional third-party comment had been received relating to a historic appeal; officers had reviewed this against Council records and confirmed it did not alter the recommendation. Members were advised that updated education contribution figures had been provided by Children's and Young People's Services, based on the 2026/2027 multipliers, as set out at paragraph 7.19 and Table 1 at paragraph 10.148 of the report.

The Officer also updated Members on conditions 7 and 10. At condition 7, references from e–h should be presented as bullet points. In terms of condition 10, the need for works to address existing flooding on the footpath between the site entrance and the BP Garage on Low Street had been identified in the Road Safety Audit Stage 1. Following discussions with officers the applicant had agreed to fund these works which would be secured through condition 10, and an additional sub-clause at 10.d.

The agent, Simon Atha spoke on behalf of the applicant, in support of the application.

During consideration of the above application, the Committee discussed the following

- Members asked for clarification on what constituted grey belt land.
- Members raised concerns as they considered the requirement for 18 one-bedroom units to be overstated and queried whether a greater mix of 2, 3 and 4 bedroom units could be sought. Members also requested sight of the calculations underpinning the requirement.
- Members complemented the case officer on a very clear and concise Committee report.
- In relation to green belt land and its role of preventing urban sprawl and preventing neighbouring towns from merging, Members queried whether officers had a definition for what constituted a large built-up areas and towns. It was further queried whether a potential merging of South Milford and Monk Fryston would fall within the core purpose of the green belt.
- Members queried whether the proposed improvements to the A162/A63 roundabout would be secured through a Section 278 agreement and, given that an existing scheme had already been approved, how the proposals would impact that scheme.
- Clarification was sought regarding the objection from Yorkshire Water in relation to drainage.

During the debate, concerns were raised regarding longer-term school capacity in Sherburn in Elmet and South Milford, particularly given the number of outstanding planning applications to be determined. It was noted that the secondary school was at full capacity, and two of the three infant schools were also full, meaning that approval of the application would leave no remaining capacity. A request was made for officers to liaise closely with the education service on any future applications.

In addition, concerns were raised that, while S106 contributions were proposed for the GP surgery in South Milford, the existing site was constrained and opportunities for expansion were limited.

Councillor Cattanach proposed, and Councillor Packham 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 officer update note; with the prior completion of a Section 106 legal agreement.

Voting record

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

142 Any other items

There were no items of urgent business.

143 Date of Next Meeting

Wednesday 13 May 2026 at 2.00 pm.

The meeting concluded at 2.46 pm.