



WETHERBY TOWN COUNCIL MINUTES OF THE PLANNING COMMITTEE MEETING

Date: Monday 8th January 2024
Time: 4.30pm
Location: Micklethwaite Room, Wetherby Town Hall, Market Place, Wetherby, LS22 6NE.

Present: Councillor Bradley
Councillor Chapman
Councillor Moss
Councillor Mulhall (Chair)

In attendance: Iona Taylor, Town Clerk.
Rowann Fitzpatrick, Assistant Clerk.

MINUTES

1. **Apologies.**
Local Government Act 1972, s 85 (3)
It was **RESOLVED** that apologies be received and reasons for absence accepted from Councillor Payne
2. **Declarations of interests and requests for dispensations** – None.
Localism Act 2011, s 31
Members' Code of Conduct, para. 13-18, 19-20
3. **Public Participation** – None.
Public bodies (Admission to Meetings) Act 1960, s 1 (3)
4. **Minutes.**
Local Government Act 1972, Sch 12, para. 41(1)
The minutes from the Planning Committee meeting held on *Monday 18th December 2023* were **RECEIVED**.

5. Consultations on planning applications.

Town and Country Planning Act 1990, Sch.1, para. 8

5.1. 23/07266/FU/NE | Replace existing metal framed single glazed windows with upvc double glazed windows | First Floor 7 - 9 Westgate Wetherby

It was **RESOLVED** that there are no objections to the following application subject to the proposals meeting or exceeding the requirements and guidance in the 'Building for Tomorrow Today, Sustainable Design and Construction SPD to ensure that the highest standards of eco-efficiency are achieved and provided it meets with any restrictions and conditions for development within the conservation area.

5.2. 23/06742/FU/NE | Conversion and change of use of social club and flat to form gym with therapy/treatment rooms; hard landscaping to accommodate new car parking | Wetherby Social Club Sandbeck Way Wetherby

Wetherby Town Council has no objections to the principle of the development contained within this application, however requests that the following be considered as part of the drawing up of any resulting conditions:

- a) Compelling the provision of EV charging points in the car park.
- b) Regulating the operating hours of the proposed gym so as to ensure the amenity of neighbouring residents is not compromised.

5.3. 23/07498/ADV | One illuminated fascia sign; One illuminated menu sign and one illuminated post mounted sign | 1 Market Place Wetherby LS22 6LQ

It was **RESOLVED** that there are no objections to the following application subject to the proposals meeting or exceeding the requirements and guidance in the 'Building for Tomorrow Today, Sustainable Design and Construction SPD to ensure that the highest standards of eco-efficiency are achieved and provided it meets with any restrictions and conditions for development within the conservation area.

5.4. 23/07549/FU | Alterations including single storey extension incorporating new pitched roof to flat roof to front; alterations to garage to form habitable rooms | 3 Eel Mires Garth Wetherby Leeds

It was **RESOLVED** that there are no objections to the following application subject to the proposals meeting or exceeding the requirements and guidance in the 'Building for Tomorrow Today, Sustainable Design and Construction SPD to ensure that the highest standards of eco-efficiency are achieved.

5.5. Any other applications received for consideration since *Wednesday 3rd January 2024*.

5.5.1. 23/07661/FU/NE | Single Storey Rear Extension | 16 Wharfe Grange Wetherby LS22 6SS

It was **RESOLVED** that there are no objections to the following application subject to the proposals meeting or exceeding the requirements and guidance in the 'Building for Tomorrow Today, Sustainable Design and Construction SPD to ensure that the highest standards of eco-efficiency are achieved.

6. To receive other planning applications.

The Committee **RECEIVED AND NOTED** the planning applications below:

6.1. 23/07027/ADV | Illuminated and non-illuminated signs to existing public house | The Partners 60 North Street Wetherby LS22 6NR

7. Updates from the planning authorities.

The information in the Planning Log, including any updates, appeals, and enforcement investigations from the planning authorities since the last meeting, were duly noted.

8. **Action plan.**

Local Government Act 1972, Section 144

The Committee **RECEIVED** and **NOTED** items relevant to the Planning Committee within the Action Plan. It was noted that the Persimmon homes development will be discussed at Full Council on *Tuesday 9th January 2024*.

9. **Items for information.**

9.1. **ZC23/04309/FULMAJ | The construction and operation of ground-mounted solar farm with a generation capacity of 7MW together with associated infrastructure and landscaping. | Moto Wetherby Motorway Service Area Kirk Deighton Wetherby North Yorkshire LS22 5GT.**

It was duly noted that the land that planning application ZC23/04309/FULMAJ is proposed to be built on was previously agricultural land. The Committee **RECIEVED** and **NOTED** that it would be considered as an agenda item at the Full Council meeting on *Tuesday 9th January 2024*.

Clerk to consider if the Terms of Reference for the Planning Committee need to be updated to account for planning applications that are outside of its usual remit.

10. **Next meeting.**

The next meeting of the Planning Committee will take place on *Monday 22nd January 2024* at 4.30pm in the Wetherby Town Hall.

The meeting closed at 4.50pm.

These minutes were recorded and prepared by Rowann Fitzpatrick, Assistant Clerk.