



WETHERBY TOWN COUNCIL MINUTES OF THE PLANNING COMMITTEE MEETING

Date: Tuesday 16th January 2024
Time: 4.30 pm
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)

Apologies were received post-meeting from Councillor Payne.

2. **Declarations of interest** – 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. **Consultations on Planning applications related to Wetherby Services.**

4.1 **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 **NOTED** that the committee support the use of solar power, particularly due to the reduction of burden on the power grid.

It was **AGREED** that Wetherby Town Council do not object to the application in principle, subject to the below concerns being taken into consideration.

- The committee raised a concern relating to how the use of batteries to store solar power may constitute a fire hazard. Clarification should be provided on how the applicant will ensure adequate protection of the battery and surrounding area is in place and proposals for fire fighting should that become necessary.
- The removal of trees within the proposed application site: any trees removed in the planning and construction of this application should be replaced or replanted in line with biodiversity net gain targets.
- Noise Pollution: it was acknowledged that the building works and additional vehicular traffic may result in increased noise pollution in the area. Adequate preventative measures should be put in place, with mitigation of noise pollution through greenways taking precedence, if possible.

4.2 ZC23/04580/PRELM | P.E. | Moto Wetherby Motorway Service Area Kirk Deighton Wetherby North Yorkshire LS22 5GT

The committee **AGREED** that an environmental impact assessment containing proposals for mitigation of light, noise, and air pollution would be required, particularly as the new Swinnow Park housing development will be built to the left of the HGV parking.

Consideration should also be taken for the expected increase in footfall and traffic due to the increased capacity of HGV's and cars. Although outside the boundary of the application, it was noted that the slip road leading into the application area is a very high traffic area, particularly on holidays. Additionally, with the increased traffic resulting from the new housing development, a review of the slip road format may need to be considered as the current roads may not be fit for purpose with the increased capacity of both developments.

While not a material concern, it was raised that there may be potential impact on local businesses by taking business away from Wetherby.

5. Date of next Planning Committee 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 4:45pm.

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