



WETHERBY TOWN COUNCIL MINUTES OF THE PLANNING COMMITTEE MEETING

Date: Monday 19th February 2024
Time: 4.30 pm
Location: Micklethwaite Room, Wetherby Town Hall, Market Place, Wetherby, LS22 6NE.

Present: Councillor Bradley
Councillor Moss (Elected Chair)
Councillor Payne

In attendance: Rowann Fitzpatrick, Assistant Clerk.
1 member of the public

MINUTES

1. **Election of the Chair.**

Local Government Act 1972, s 15

In absence of the Chair, it was proposed by Councillor Payne and seconded by Councillor Bradley that Councillor Moss be elected as the Chair for the duration of the meeting.

2. **Apologies.**

Local Government Act 1972, s 85 (3)

It was **RESOLVED** that apologies be received and reasons for absence accepted from Councillor Chapman and Councillor Mulhall.

3. **Declarations of interest** – None.

Localism Act 2011, s 31

Members' Code of Conduct, para. 13-18, 19-20

4. **Public Participation** – None.

Public bodies (Admission to Meetings) Act 1960, s 1 (3)

5. **Minutes.**

Local Government Act 1972, Sch 12, para. 41(1)

It was **AGREED** that the minutes from the Planning Committee meeting held on *Monday 22nd January 2024* be accepted.

6. Consultations on planning applications.

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

It was **RESOLVED** that there are no objections to the following applications 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.

6.1 24/00614/FU | Single storey side extension | Badger Wood Glade Wetherby LS22 7XR

6.2 Any other applications received for consideration since *Wednesday 17th January 2024.*

6.2.1 24/00408/FU/NE | Retrospective change of use of site to a hand car wash with associated temporary buildings; construction of valet bays and temporary cabin | Land At York Road And Carr Lane Wetherby LS22 5EF

Due to the timing that this application was received prior to the meeting, it was **AGREED** to defer this item to the following planning meeting on *Monday 4th March 2024.*

7. To receive other planning applications.

The below applications were **RECEIVED** and **NOTED**.

7.1 24/00321/COND | Consent, agreement or approval required by conditions 5, 7, 16, and 25 to Planning Application 23/05112/FU | Land at Spofforth Hill Wetherby LS22 6SE.

8. Consultations on applications for works to trees.

Town and Country Planning (Tree Preservation) Regulations 2012

The below applications were **RECEIVED** and **NOTED**.

8.1 24/00324/TR | T1 Oak (quercus spp) - To draw in endweight of branches by 3 metres to stop branches from failing and snapping, crown lift to 2 metres to allow clearance from ground level, if left to grow the branches could eventually cause damage to the property This will help prevent the targets under and around the tree for example the path, road and car park which is in constant use. T2 Hawthorn (crataegus monogyna) - To fell and remove the tree down to ground level this will prevent the risk and likelihood of the tree failing and causing damage to residents and vehicles (targets) in adverse weather conditions. To let the laurel hedge establish and grow to fill in the gap that will be left from the removal of the dead hawthorn tree. As there is already a laurel tree established here, there is no need for a replacement tree to be planted in this area. However if a replacement tree is required there is space in a different area of the grounds on the property. | 1 The Beeches Wetherby LS22 6ST

It was **NOTED** that while Wetherby Town Council is not a consultee on applications pertaining to the works of trees, Committee members were of the mind that replacement trees should be planted wherever possible in the event that a tree is removed.

8.2 24/00548/TR | T1 Sycamore - Crown lift to 3 metres to allow clearance from ground level, if left to grow the branches could eventually cause damage to targets and the property. Draw in endweight by 1 metre on a few branches within tree. Remove deadwood within tree to prevent future failing branches and breaks. | 3A Ashfield Wetherby LS22 7TF

9. To receive updates from planning authorities.

A list of updates and outcomes on applications received from planning authorities was **RECEIVED AND NOTED**. Information can also be viewed online at: <https://publicaccess.leeds.gov.uk/online-applications/>.

It was **NOTED** that member of the public previously raised the refusal of planning application 23/05836/FU by Leeds City Council Planning Services with Ward Councillors, who requested that the application be re-reviewed.

10. Items for information – None.

11. **Date of next Planning Committee meeting.**

The next meeting of the Planning Committee will take place on *Monday 4th March 2024* at 4:30pm in the Wetherby Town Hall.

The meeting closed at 4:44pm.

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