



WETHERBY TOWN COUNCIL MINUTES OF THE PLANNING COMMITTEE MEETING

Date: Monday 4th March 2024
Time: 4.30 pm
Location: Bramham Room, Wetherby Town Hall, Market Place, Wetherby, LS22 6NE.

Present: Councillor Bradley
Councillor Chapman
Councillor Moss
Councillor Mulhall (Deputy Mayor and Chair)
Councillor Payne (Mayor)

In attendance: Iona Taylor, 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 Ager-Mills.
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. **Minutes.**
Local Government Act 1972, Sch 12, para. 41(1)
It was **AGREED** that the minutes from the Planning Committee meeting held on *Monday 19th February 2024* be approved.

5. Consultations on planning applications.

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

5.1 **24/00408/FU | 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**

The Committee **NOTED** that an application had previously been submitted for this property seeking permission to retain the land and buildings for a hand car wash. This was objected to by the committee due to concerns about the access arrangements to the site from the close proximity of the A1 flyover.

Following a proposal by Councillor Bradley, seconded by Councillor Chapman, it was **RESOLVED** by a show of hands with two abstaining, that the committee objects to the above application on the grounds that the committee have concerns that road and access arrangements are not fit for purpose. It was noted that vehicle accidents have taken place on this stretch of road due to the short slip onto the A1 flyover and that this risk may be exacerbated by the expected increase in vehicle traffic from the new Swinnow Park housing development (21/08506/RM) using Carr Lane and the access way to access the estate.

5.2 **24/00917/FU | Erection of outbuilding to side | 5 Raby Park Wetherby LS22 6SA**

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

5.3 **24/00816/FU | Change of use to form first floor apartment | Bank House 11 North Street Wetherby**

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

It was queried by Councillor Chapman whether there is adequate off-street parking for the additional residential properties and confirmed that parking was available at the back of the building.

5.4 **24/01005/FU | Demolition of garage, erection of two-storey side and rear extension; landscaping for provision of parking | 2 Orchard View Wetherby LS22 7QQ**

It was **RESOLVED** that there are no objections to the above 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 **24/01001/FU | Single storey rear extension; first floor side extension; porch to front; garage conversion to habitable room space and detached garage to front with storage area | 12 Croft End Wetherby LS22 6XA**

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

5.6 **Any other applications received for consideration since *Tuesday 27th February 2024.***

5.6.1 **24/00515/FU | New hardstanding and dropped kerb to front with boundary fence. | 27 Parsons Green Wetherby LS22 6RQ**

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

5.6.2 24/01008/FU | Retrospective application for pitched roof, over existing flat roof, to front and side | 42 Nidd Approach Wetherby LS22 7UJ

It was **RESOLVED** that there are no objections to the above 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 below applications were **RECEIVED** and **NOTED**.

6.1 24/00931/CLP | Certificate of Proposed Lawful Development for blocking up of window to front elevation; external wall insulation applied to house; new roof to match existing | 11 Linton Road Wetherby LS22 6SD

7. 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 a letter regarding planning application 23/07368/FU was sent to the applicant requesting that they consider the amenity of local residents for the duration of the works outlined in the application.

8. Items for information – None.

9. Date of next Planning Committee meeting.

The next meeting of the Planning Committee will take place on *Monday 25th March 2024* at 4:30pm in the Wetherby Town Hall.

The meeting closed at 4:48pm.

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