



# WETHERBY TOWN COUNCIL PLANNING COMMITTEE MEETING MINUTES

**Date:** Monday 7<sup>th</sup> August 2017  
**Time:** 4.15pm  
**Location:** Deighton Room, Wetherby Town Hall

**Present:** Cllr Harry Chapman  
Cllr Norma Harrington (Mayor)  
Cllr Victor Hawkins (Chair)  
Cllr Galan Moss  
Cllr Neil O'Byrne – until 4.55pm

**In attendance:** Iona Taylor, Town Clerk

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| 1. | <b>Apologies</b><br>It was resolved that apologies be received and accepted from Councillor Brady.  |
| 2. | <b>Declarations of interests and requests for dispensations – none.</b>   |
| 3. | <b>Consultations on planning applications.</b><br><br>It was <b>RESOLVED</b> that the following responses be submitted to consultations by Leeds City Council on current applications.<br><br><b>a) 17/04121/FU   Dormer window to side   54 Westgate Wetherby LS22 6NJ</b><br>It was <b>AGREED</b> that whilst there are no objections to the principle of this development, given the site's location in the Wetherby Conservation Area it would be preferable for materials on the new dormer to match those in the existing building i.e. stone not leadwork.<br><br><b>b) 17/04453/FU   Erection of a two storey care home for the elderly   Former Wetherby Training Centre Sandbeck Way Wetherby LS22 7DN</b><br>It was <b>AGREED</b> that there are no objections to the principle of this development, which it is considered will improve the aesthetics of the site, subject to there being adequate <i>onsite</i> parking provision for residents, staff and visitors.<br><br><b>c) 17/03679/OT   Outline application for residential development   9 Swale Rise Wetherby LS22 7UH</b><br>It was <b>AGREED</b> that the Planning Authority be asked to ensure that the proposed housing density does not constitute over-development in relation to the overall size of the site and that access be maintained to any existing public rights of way.<br><br><b>d) 17/04621/FU   Single storey side and rear extension.   54 Spofforth Hill Wetherby LS22 6SE</b><br>It was <b>AGREED</b> that there are no objections to this application.<br><br><b>e) 17/04763/FU   Increase in roof height with dormer window to rear and rooflights to front   31 Oakwood Road Wetherby LS22 7QY</b><br>It was <b>AGREED</b> that there are no objections to this application.<br><br><b>f) 17/04654/LI   Listed building application for illuminated signage, internal and external alterations   41 High Street Wetherby LS22 6LR</b><br>It was <b>AGREED</b> that there are concerns about the proposals in this application meeting the criteria for illuminated, external signage in the Wetherby Conservation Area. |



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|           | <p><b>g) 17/04479/FU   Change of use of house to form five flats, alterations including four storey rear extension   47 North Street Wetherby LS22 6NU</b><br/>It was <b>AGREED</b> that concerns be raised with the Planning Authority about the proposals for off-street parking provision in this application. It was noted that the application states that 6 spaces will be provided, yet only 4 were apparent on the accompanying drawings. In any event, it is not considered that the parking provision as proposed is sufficient for the size of the development or that there is adequate on-street parking in close vicinity to the development to provide a solution to this issue.</p> <p><b>h) 17/04862/FU   Part first floor, part two storey, part single storey side/rear extension   12 Manley Drive Wetherby LS22 6XQ</b><br/>It was <b>AGREED</b> that there are no objections to this application.</p> <p><b>i) 17/05065/FU   Retention of brick sub station housing   Bellway Development Spofforth Hill Wetherby</b><br/>It was <b>AGREED</b> that there are no objections to this application.</p>  |
| <b>4.</b> | <p><b>Consultations on proposals to carry out works to protected trees.</b></p> <p><b>a) 17/04532/TR   Rear Garden of No 1, Maple - Crown lift and pull back from building by 2 meters. No 21 Beech Trees - Crown lift to 3 meters. No 11 Maple - Crown lift to 5.5 meters. Horse Chestnut - Crown lift to 3m and pull back from building 1.5 meters. 2 x Beech - Crown clean.   West Yorkshire Police Authority Police Station Boston Road Wetherby LS22 5HA</b><br/>It was <b>NOTED</b> that, due to the restricted timescales for a response to the consultation, the Clerk had submitted a response of no objections to the proposals. This action was approved by the committee.</p> <p><b>b) 17/04532/TR   Rear Garden of No 1, Maple - Crown lift and pull back from building by 2 meters. No 21 Beech Trees - Crown lift to 3 meters. No 11 Maple - Crown lift to 5.5 meters. Horse Chestnut - Crown lift to 3m and pull back from building 1.5 meters. 2 x Beech - Crown clean.   West Yorkshire Police Authority Police Station Boston Road Wetherby LS22 5HA</b><br/>It was <b>AGREED</b> that there are no objections to this application and that this view be communicated to Leeds City Council.</p> |
| <b>5.</b> | <p><b>Updates and decisions on applications, appeals and enforcement investigations received from Leeds City Council since the last meeting.</b><br/>An update on the outcomes of planning and tree work applications in the Wetherby ward was <b>NOTED</b>.</p>  |
| <b>6.</b> | <p><b>Next meeting.</b><br/>The date of the next meeting was confirmed as being on 4<sup>th</sup> September 2017.</p>   |

The meeting closed at 5.02pm.

These minutes were recorded and prepared by Iona Taylor, Town Clerk.