



WETHERBY TOWN COUNCIL MINUTES OF THE PLANNING COMMITTEE MEETING

Date: Monday 8th April 2024
Time: 4.30 pm
Location: Deighton 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: 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 25th March 2024* be approved.

5. **Consultations on planning applications.**

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

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

- 5.1 **24/01489/FU | Demolition of existing single storey side extension, erection of a replacement single storey side extension, alteration to fencing line. | 20 Spofforth Hill Wetherby LS22 6SE**
- 5.2 **24/01668/FU | Single storey side extension and porch to front | 10 Barleyfields Terrace Wetherby LS 22 6PW**
- 5.3 **24/01695/FU | Demolition of existing conservatory, two storey side extension and replacement porch to front | 69 Glebe Field Drive Wetherby LS2 6WF**

5.4 **Any other applications received for consideration since Wednesday 3rd April 2024 –**
None.

6. **To receive other planning applications.**

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

6.1 **24/9/00053/MOD | Part two storey part single storey side and rear extension including feature glazing to rear; installation of electric gates including erection of columns, new fencing to front and enlargement to driveway; demolition of existing 3 sheds; extension of rear decking - NON MATERIAL AMENDMENT TO 23/03765/FU - Simplification of rear glazing elements, partial loss of pitched roof over some of extension, removal of projecting storage, relocation of rooflights | 48 Spofforth Hill Wetherby LS22 6SE**

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/>.

8. **Items for information.**

8.1 **Outer Northeast Council Forum – Planning Slides.**

The slides from the Outer Northeast Council Forum, as shared on Thursday 21st March 2024, were **RECEIVED** and **NOTED**.

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

The next meeting of the Planning Committee will take place on *Monday 29th April 2024* at 4:30pm in the Wetherby Town Hall.

The meeting closed at 4:37pm.

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

WETHERBY TC - 2023								
Planning No;	Address	Work being done	Date Received	PC Mtg	Comments	Decision/Date	Appealed	Result
23/01809/FU	24 York Road Wetherby Leeds	Change of use from Class E(e) Medical Services to Class F(f) Public Worship or religious instruction	25.04.23	22.05.23	Comment. In agreement with the Transport Development Services Consultation response that the site was in an accessible location with suitable pedestrian links, and bus services within walking distance of the site, however, the expected numbers of people attending in cars has not been taken into consideration and the statement that it is a 25 minute walk for 60% of the community, is not likely to occur as they will not spend the time walking the distance, but were more likely to use their cars. Reconsidered on 09th October - No Objs	Withdrawn 09.04.2024		
					No Objs			

132

Checked to W/C 02nd January 2024

Terms
Not received

Terms
No objs
Comment
Object
Withdrawn
Comments not accepted

No Objs

Terms
Approved
Refused
Appeal
Withdrawn
NDR- No
Decision
reqd
Referred to
TC

Terms
Yes
No

Not avb for
viewing
Not reqd

WETHERBY TC - 2024								
Planning No;	Address	Work being done	Date Received	PC Mtg	Comments	Decision/Date	Appealed	Result
24/00614/FU/NE	20 Badger Wood Glade Wetherby LS22 7XR	Single storey side extension	05.02.24	19.02.2024	No Objs	Approved 10.04.2024		
24/01005/FU	2 Orchard View Wetherby LS22 7QQ	Demolition of garage, erection of two-storey side and rear extension; landscaping for provision of parking	26.02.2024	04.03.2024	No objs.	Approved 11.04.2024		
24/00931/CLP	11 Linton Road Wetherby LS22 6SD	Certificate of Proposed Lawful Development for blocking up of window to front elevation; external wall insulation applied to house; new roof to match existing	14.02.2024	04.03.2024	Comms not accepted.	Approved 09.04.2024		
24/00515/FU	27 Parsons Green Wetherby LS22 6RQ	New hardstanding and dropped kerb to front with boundary fence.	28.02.2024	04.03.2024	No objs.	Approved 16.04.2024		
24/01153/FU	3 Buttermere Avenue Wetherby LS22 6YZ	Single storey side extension; single storey extension to rear of existing garage incorporating new pitched roof and addition of side door to part of garage to form a habitable room	04.03.2024	25.03.2024	No objs.	Approved 11.04.2024		
24/00150/FU	20 Kings Meadow Mews Wetherby LS22 7FT	Retrospective application for conservatory to rear	04.03.2024	25.03.2024	No objs.	Approved 19.04.2024		
24/01077/FU	48 Coxwold View Wetherby LS22 7PU	Single storey side/rear extension with balustrade balcony to rear and storage area to basement below to rear	05.03.2024	25.03.2024	No objs.	Approved 19.04.2024		
24/01046/ADV	25B Market Place Leeds Wetherby LS22 6LQ	Replacement of one internally illuminated fascia sign with a new internally illuminated fascia sign, replacement of one non-illuminated double sided projecting sign with one non-illuminated double sided projecting sign, repainting of fascia.	21.02.2024 (not received)	25.03.2024	Not a consultee - Comms not accepted	Approved 11.04.2024		
24/9/00053/MOD	48 Spofforth Hill Wetherby LS22 6SE	Part two storey part single storey side and rear extension including feature glazing to rear; installation of electric gates including erection of columns, new fencing to front and enlargement to driveway; demolition of existing 3 sheds; extension of rear decking - NON MATERIAL AMENDMENT TO 23/03765/FU - Simplification of rear glazing elements, partial loss of pitched roof over some of extension, removal of projecting storage, relocation of rooflights	15.03.2024 (not received)	05.04.2024	Not a consultee - Comms not accepted	Approved 18.04.2024		
24/01830/COND	3 Broadacres Drive Wetherby LS22 6GR	Consent, agreement or approval required by condition 4 of Planning Application 23/04047/FU	27.03.2024	29.04.2024				
24/01001/FU/14	12 Croft End Wetherby LS22 6XA	Erection of a single storey side extension at first floor level, a single storey side and rear extension, porch to front, conversion of garage to habitable room including replacement of garage door with windows, fenestration alteration on rear elevation at ground floor level, erection of detached garage to front, extension to front hardstanding area.	20.02.2024 (reconsult)	29.04.2024	This is a reconsult of 24/01001/FU			
24/01875/FU	Wetherby Methodist Church Bank Street Wetherby LS22 6NQ	Install new PV array to Western and Eastern pitches of roof; Install new UPVC windows and timber escape door to Eastern elevation; Install new timber framed double glazed entry door on main entrance (South elevation); Install new air source heat pumps along Eastern elevation of Church	02.04.2024	29.04.2024				
24/01876/LI	Wetherby Methodist Church Bank Street Wetherby LS22 6NQ	Listed building application to install new PV array to Western and Eastern pitches of roof; Install new UPVC windows and timber escape door to Eastern elevation; Install new timber framed double glazed entry door on main entrance (South elevation); Install new air source heat pumps along Eastern elevation of Church	02.04.2024	29.04.2024		Withdrawn. 17.04.2024		
24/01759/FU	7 Marston Way Wetherby LS22 6XZ	Single storey rear extension; garage conversion to habitable room space and first floor front extension and porch to front	15.04.2024	29.04.2024				
24/01170/FU	18 Noble Crescent Wetherby LS22 7DU	First floor rear extension, including new window to existing side elevation and to resiting of first floor window to rear	15.04.2024	29.04.2024				
24/02024/FU	Grange House Sandbeck Way Wetherby	Electricity sub-station to site	17.04.2024	29.04.2024				
24/02108/TR	Mount House 3 Spofforth Hill Wetherby LS22 6SF	T1 Chestnut - Fell (historic fire damaged). Replace with 3 silver birch along the same boundary wall.	11.04.2024	29.04.2024				
24/01771/FU/NE	Sweep Farm Boston Road Wetherby	Demolition of two existing buildings and erection of two replacement buildings; refurbishment of one further existing building; hard and soft landscaping works; provision of parking	22.04.2024	29.04.2024				

24/02279/FU	7 Ullswater Rise Wetherby LS22 6YP	Single storey rear extension with patio area and raised steps to rear	23.04.2024	29.04.2024				

Checked to W/C 02nd January 2024

Terms	Terms	Terms	Terms
Not received	No Objs	Approved	Yes
	Comment	Refused	No
	Objects	Appeal	
	Withdrawn	Wthdrawn	
	Comms not accepted	NDR- No	Not avb for
		Decision	viewing
		reqd	
		Referred to	Not reqd
		TC	