



WETHERBY TOWN COUNCIL

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WETHERBY TOWN COUNCIL MINUTES OF THE PLANNING COMMITTEE MEETING

Date: Monday 10/06/24

Time: 4:30 PM

Location: Micklethwaite Room, Wetherby Town Hall, Market Place, Wetherby, LS22 6NE

Present

Chairman : C Mulhall

Councillors : B Ager-Mills, H Chapman, G Moss, D Payne

In attendance

Officers : R Fitzpatrick - Assistant Clerk

1 **Apologies**

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

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**

It was **AGREED** that the minutes from the planning Committee meeting held on *Monday 29th April 2024* be received.

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

5 **Consultations on planning applications**

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.

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

5.1 **24/02368/LI**

24/02368/LI | Listed building consent for internal alterations to provide restaurant to ground floor with single storey extension to the rear and alterations to first floor to form staff facilities | Sant Angelo High Street Wetherby LS22 6LT

5.2 **24/02367/FU**

24/02367/FU | Internal alterations to provide restaurant to ground floor with single storey extension to the rear and alterations to first floor to form staff facilities | Sant Angelo High Street Wetherby LS22 6LT

Agenda item 5.1 and 5.2 both relate the the development of the Sant' Angelo Restaurant on High Street. As such, they were discussed together in the round.

As proposed by Councillor Moss and seconded by Councillor Mulhall, it was **AGREED** by a show of hands with 3 votes in favour and 2 votes against, that there are no objections to the development contained within the above application. The committee commented that the application appears to be sympathetic to the wider area but would request that the following comments are considered as part of its ongoing development:

- Requesting the restoration of the building's original name, The Angel, given its significant history and status as a listed building.
- Compelling the provision of increased accessible toilet facilities through the implementation of Changing Places toilets where possible.

5.3 **24/02482/FU**

24/02482/FU | Two storey side extension; new first floor side window; new patio doors replacing sma l window to first floor rear forming juliette balcony; single storey front/side/ rear extension with raised patio area and glass balustrade to rear; both chimneys to be removed and new solar panels to side and rear | 10 Cooper Road Wetherby LS22 6RX

5.4 **24/02847/FU**

24/02847/FU | Loft conversion incorporating hip to gable roof extensions to both sides, dormer window to rear and rooflights to front; conversion of garage to habitable room; new pitched roof to existing garage; rendering to side gables; widening of existing driveway including removal of part of stone wal to front; new windows to existing side and rear | 3 North Grove Drive Wetherby LS22 7QA

5.5 **24/02484/FU**

24/02484/FU | Demolition of detached garage; construction of single storey side extension | 3 Raby Park Wetherby LS22 6SA

5.6 **24/00816/FU/14**

24/00816/FU/14 | Change of use to form first floor apartment, repair of existing windows, replacement rear door, insertion of first floor rear door in existing window opening, balustrade and balcony to rear, secondary glazing. | Bank House 11 North Street Wetherby

5.7 **24/01674/FU**

24/01674/FU | Single storey garden room to rear, incorporating new patio and decking area with canopy over | 22 Noble Crescent Wetherby LS22 7DU

5.8 **24/03032/FU**

24/03032/FU | Part two storey and part single storey extension to side and rear, including balcony to rear | 46 Barleyfields Road Wetherby LS22 7PT

5.9 **Other applications**

None.

6 **Consultations on applications for works to trees**

The below applications were **RECEIVED** and **NOTED**.
Town and Country Planning (Tree Preservation) Regulations 2012

6.1 **24/02994/TR**

24/02994/TR | T1 and T2 Lime - To crown thin by 10%. Also to crown lift both trees to 5 metres. Repeat of work authorised in 2018. | 34 Grasmere Drive Wetherby LS22 6GP

6.2 **24/02573/TR**

24/02573/TR | T1 Lilac - Fell from ground level using assisted felling techniques the small Lilac located at the left side of building.
T2 Apple - Crown thin 20 %. Remove all dead, broken branches greater than 5cm diameter.
T3 Birch - Sectional dismantle using free fall techniques the poorly pruned Birch located at the front of property. | Northgates House 17 Northgates Wetherby LS22 6DZ

6.3 **24/02230/TR**

24/02230/TR | T1 Sycamore - Reduce by 1.3-1.8 meters laterally away from the house.
T2 Holly - Reduce by 0.5 meter back to the boundary.
T3 Hawthorn - Reduce by 0.5 meter back to the boundary. | 21 Audby Court Wetherby LS22 7FE

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 the decision to refuse application 23/01507/FU for the development of the Mercure Hotel to a Lidl foodstore, care home, and 8 senior living homes was appealed.

8 **Items for information**

None.

8.1 **ZC23/04309/FULMAJ**

Correspondance from North Yorkshire Council Planning Services relating to planning application ZC23/04309/FULMAJ was **RECEIVED**. It was **NOTED** that the committee previously had no objections to this application and has already submitted comments for consideration.

9 **Date of next Planning Committee meeting**

The next meeting of the Planning Committee will take place on *Monday 24th June 2024* at 4:30pm in Wetherby Town Hall.

The meeting closed at 5:00pm.

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