

Meeting	Planning Committee
Date	3 March 2022
Present	Councillors Fisher (Chair), Daubeney, Doughty, Douglas, Fenton, Hollyer [from 4.35pm], Lomas, Melly, Pavlovic (Vice-Chair), Waudby, Cuthbertson (Substitute for Cllr Barker), Warters, Widdowson (Substitute for Cllr Ayre) and Webb (Substitute for Cllr Looker)
Apologies	Councillors Ayre, Barker, D'Agorne and Looker

72. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda. None were declared.

73. Minutes

Resolved: That the minutes of the last meeting held on 3 February 2022 be approved at the next meeting.

74. Public Participation

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme on general matters within the remit of the Planning Committee.

[Cllr Hollyer joined the meeting at 4.35pm]

75. Plans List

Members considered a schedule of reports of the Head of Planning and Development Services relating to the following

planning applications, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

75a Lindum Group Limited, York Road, Elvington, York YO41 4EP [21/01709/REMM]

Members considered a major reserved matters application from James Nellist for outline consent the erection of 20no. employment units (Use Classes B1(b), B1(c), B2 and B8) with means of access and landscaping included following the grant of outline permission 18/02744/OUTM for Lindum Group Limited, York Road, Elvington York.

The Head of Planning and Development Services gave a presentation on the application noting the access into the site, the site location plan, elevations and landscaping. The Head of Planning and Development Services and Development Management Officer responded to Member questions as follows:

- The request from Elvington Parish Council regarding putting a 'Stop' sign as vehicles exited the site onto York Road could be examined as part of the discharge of conditions.
- The speed limit on York Road was 30mph.
- Regarding the reduction of planning on the western boundary, as much planting as possible would try to be achieved through the discharge of conditions.
- The developer could not be asked to fund tree planting offsite as this was a reserved matters application and planting would be looked as part of the discharge of conditions.
- Members were shown where trees were located on the site location plan.
- It was confirmed that landscaping could be included as an informative.
- Electric vehicle charging was included in condition 19 of the outline planning consent.
- Regarding the trees shown on drawings for the outline planning application and the reserved matters application, the landscaping shown on those drawings was illustrative.

At this point in the meeting the Senior Solicitor reminded Members that before them was a reserved matters application

for appearance, layout and scale of the proposed development and that landscaping was not a matter for consideration.

Cllr Webb proposed and Cllr Pavlovic seconded approval of the application with the addition of an informative on landscaping with a request that the applicant work with the Parish Council to establish landscaping offsite as a good will gesture. On being put to the vote with 12 in favour and one abstention, it was;

Resolved: That the application be approved subject to the conditions listed in the report and the addition of an informative in relation to landscaping.

Reasons:

- i. The reserved matters application provides the details required following the outline planning permission. The layout and form of development proposed and the landscaping principles accord with the outline permission. The details accord with the expectations established at outline stage and national policy within the NPPF and local policy within the 2018 eLP regarding design and landscaping.
- ii. Planning conditions relating to the scheme are contained in the outline permission. As part of the reserved matters application a number of details have been submitted relating to conditions on the outline consent. Although this helps to progress the scheme in a comprehensive manner and ensure that issues relating to reserved matters will not conflict with the goal of the conditions it will be necessary to discharge these matters through the formal approval of details process rather than through agreement of a reserved matters application.

Cllr Fisher, Chair

[The meeting started at 4.30 pm and finished at 4.50 pm].

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