



Gateforth Parish Council

CHAIRMAN: CLLR CAROLINE SHAW

Clerk/RFO: Graham Earnshaw, 14 High Farm Meadow, Badsworth, WF9 1PB
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MINUTES OF GATEFORTH PARISH COUNCIL

An Extra Ordinary meeting of Gateforth Parish Council was held on Monday 30th January 2023 at 20:00 at Chapel Haddlesey Community Hall

17565. Attendance/Welcome: Present: Cllrs Caroline Shaw (Chair), Andrew Collier (Vice Chair), Diane Hey, Gordon McGlone, Diane Osborne and Tony Parkin. Graham Earnshaw – Parish Clerk was also in attendance. There were no members of the public in attendance.

17566. Apologies: No apologies had been received.

17567. Declarations and Dispensations: Cllr Shaw declared that she had an interest in Item 6 (c) because she was related to the applicant. There were no other declarations of interest or requests for dispensations made.

17568. Minutes:

a. RESOLVED: to accept the minutes of the Council meeting held on 12th December 2022 subject to the paragraphs from the Bank Mandate being inserted into the minutes and also to accept the minutes of the Extra Ordinary Council meeting held on 9th January 2023.

b. Chair signed the minutes as accepted.

17569. Public Comments: There were no members of the public present at the meeting.

17570. Planning:

Applications for consideration

2022/1433/OUT - Outline planning application proposing the erection of a new affordable (self-build) dwelling on land serving School House to replace an existing shipping container annexe (all matters reserved) at Old School House, Hillam Road, Gateforth.

Advice had been received from the Planning Advisor on the application prior to the meeting and the Council had seen the advice.

The Council said that the submission mentions that the applicants do not have planning permission for the shipping container. It was also mentioned that the owners of Old School House already have an annex to the house, which was a garage.

It was agreed that all the points made about the last application for this site apply to the current application apart from the requirement for a site sequential assessment.

The issue regarding a business being operated on the site was mentioned in the comments made on the last application, it was confirmed that a business was still operating on the site.

The issue about planning permission for the container was mentioned in relation to the last planning application for this site as well. The applicant had advised the Parish Council that SDC had advised that they do not need planning permission for the container. It was agreed that the Parish Council should ask for clarification on this matter.

It was also agreed that in the Council's comments on the current application that attention should be drawn to the planning officer's points made on the last application.

Resolved: The Parish Council agreed unanimously to object to planning application 2022/1433/OUT as nothing had changed from the previous application apart from the affordable housing aspect of the application.

Action: The clerk would draft a response to the planning application based on the advice provided by the planning advisor and the subsequent comments made by councillors and submit it to Selby District Council by 31st January.

2022/1483/OUTM – Outline planning application including access, with all other matters reserved for erection of up to 110 residential dwellings at Land at Field Lane, Thorpe Willoughby.

Hambleton Parish Council would be discussing this application at their next meeting on 9th February 2023.

The Parish Council agreed to note the application and to ask Hambleton Parish Council if comments from their meeting could be shared with Gateforth Parish Council.

Action: The clerk would contact Hambleton Parish Council and ask if they would be able to share comments about the application with Gateforth Parish Council.

2022/1397/CPE – Lawful development certificate for existing use of mobile home as a dwelling at Old Orchard Farm, Hillam Road, Gateforth.

Cllr Shaw left the meeting at this point and made no comments about the application.

Cllr Collier chaired the rest of the meeting.

Cllr Hey declared an interest in the item as contractors used by Cllr Hey's business lived in the caravan.

Resolved: The Parish Council agreed unanimously to apply to Selby District Council for an extension to the deadline for comments and also agreed to ask for advice from the Planning Advisor on the application. It was unanimously agreed that the headings advice would be requested under were as follows:

- Effects on an area
- Flooding/Pollution
- Planning history of the site
- Precedent

Action: The Clerk would contact SDC to ask for an extension to the deadline for comments on the application and would contact the Planning Advisor to request advice on the planning application based on the headings agreed by the Parish Council.

17571: Date of next meeting: The Parish Council noted that the next ordinary Parish Council meeting would take place on Monday 13th March 2023 at 8.00pm. It was agreed that the main hall should be booked for this meeting.

The meeting closed at 8.55pm.