WETHERBY TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING

Date: **Tuesday 21st July 2026**
Time: **5.00 pm**
Location: **Court Room, Wetherby Town Hall, Wetherby, LS22 6NE**

Present:
Councillor Bradley
Councillor Chapman
Councillor Moss
Councillor Carr (Chair)
Councillor Nicholson

In attendance: Assistant Clerk

MINUTES

1. Apologies.
Local Government Act 1972, s 85 (3)
It was **RESOLVED** that apologies be received, and reasons for absence approved, from Councillor Lavocah.

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)
The minutes of the Planning Committee meeting held on *Tuesday 23rd June 2026*, as approved at Full Council on *Tuesday 14th July 2026,* were **RECEIVED.**

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 following applications, excluding item 5.4.1, 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 26/03275/FU | Single storey front infill extension with glazed doors and slate roof | Bengal Brasserie Victoria Court Wetherby

5.2 26/03815/FU | First floor front extension; Single storey rear extension; Garage conversion to the front, replacing existing garage door with a window; alterations to existing fenestration including cladding, replacing and adding additional windows throughout and entrance door to the side; New boundary stone wall to the front and side, including steel entrance gates | 20 Nichols Way Wetherby LS22 6AD

5.3 26/03537/FU | Retrospective new fence to front | 5 Ainsty Road Wetherby LS22 7QN

5.4 Any other applications received for consideration since *Wednesday 15th July 2026*.

5.4.1 26/04040/FU | Change of use of unit 17 to Use Classes E(c); E(d); and E(g) | Unit 17 Sandbeck Park Sandbeck Lane Wetherby LS22 7TW
It was **RESOLVED** that there are no objections to this application 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 and subject to appropriate parking provision being provided so as to minimise overspill onto Sandbeck Park and surrounding roads.

6. To receive and note other planning applications.
The committee **RECEIVED** and **NOTED** other planning applications within the Wetherby Ward without need for consultation. Applications that do not need consultation may include CLE, COND, MOD, ADV.

6.1 26/03377/COND | Consent, agreement or approval required by conditions 6 (Hard and Soft Landscape Works), 11 (Drainage and Foul Water Scheme), 13 (Amendment of Remediation Strategy), 14 (Submission of Verification Report(s)) and 15 (Importing Soil) of Planning Application 21/06846/OT | Land Off Sandbeck Lane Wetherby

6.2 26/03549/COND | Consent, agreement or approval required by conditions 5 (Cycle/motorcycle facilities) and 7 (Construction management) of Planning Application 24/05402/FU | 11 North Street Wetherby LS22 6NT

6.3 26/03511/COND | Consent, agreement or approval required by conditions 3 (Samples Wall/Roof Materials to be Submitted), 5 (Submission Report and Remediation Strategy), 9 (Bird Boxes), 10 (CMP) and Biodiversity Net Gain of Planning Application 25/01383/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.4 26/03701/COND | Consent, agreement or approval required by condition 16 (Sightlines/Visibility Splays) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.5 26/03700/COND | Consent, agreement or approval required by condition 13 (Highway Condition Survey) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.6 26/03705/COND | Consent, agreement or approval required by condition 40 (Construction Environmental Management Plan) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.7 26/03706/COND | Consent, agreement or approval required by condition 41 (School Playing Field) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.8 26/03707/COND | Consent, agreement or approval required by condition 44 (Sports Continuity) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.9 26/03704/COND | Consent, agreement or approval required by condition 31 (On-site BNG) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.10 26/03703/COND | Consent, agreement or approval required by condition 29 (Biodiversity General Enhancements) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.11 26/03663/COND | Consent, agreement or approval required by condition 28 (CEMP) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.12 26/03662/COND | Consent, agreement or approval required by condition 22 (Tree Protection) of Planning Application 25/05691/FU | Wetherby High School Hallfield Lane Wetherby LS22 6JS

6.13 26/03731/COND | Consent agreement or approval of condition 6 (Substations/Telecom) of planning application 23/07190/FU | Sandbeck Wood 2157 And 2562 And 3056 Sandbeck Lane Wetherby

7. Applications for works to trees.

Town and Country Planning (Tree Preservation) Regulations 2012

The below applications for works to trees were **RECEIVED** and **NOTED.**

7.1 26/03513/TR | Sorbus aria (whitebeam tree) growing outside offices next to road and footpath. Crown lifting to 4metres. Crown thinning by 30%. Remove any branches affecting telephone wires. | 1 Highcliffe Court Greenfold Lane Wetherby LS22 6RG

7.2 26/03462/TR | T1 Beech: Fell. T2, T3 Beech: Crown lift to 5m, maximum pruning cuts of 40mm to remove regrowth. T4, T6, T7 Sycamore: Crown lift to 5m, to remove regrowth. T5 Beech: Lateral reduction to the red line shown in the attached photo, maximum pruning cuts of 70mm. Large wound at the rear of the trunk, rot set in. This lateral reduction of the extended canopy would take some pressure off this weakness, push the branches back into the tree line and benefit the lawn underneath. | 12 The Spinney Wetherby LS22 6SH

8. To receive updates from planning authorities.

A list of updates and outcomes on applications received from planning authorities was **RECEIVED** and **NOTED**. Further information can also be viewed online at: https://publicaccess.leeds.gov.uk/online-applications.

Notable updates include:

- 25/05691/FU – Planning permission for the re-development of Wetherby Highschool on Hallfield Lane has been granted.
- 26/02596/FU – The Planning application for a change of use of annexe to self-contained bungalow on Spofforth Hill has been refused.

9. Items for information - None.

10. Date of next Planning Committee meeting.

The next meeting of the Planning Committee will be held on Tuesday 15th September *2026.*

The meeting closed at 5:28pm.
These minutes were recorded and prepared by the Assistant Clerk.