WETHERBY TOWN COUNCIL
MINUTES OF THE PLANNING COMMITTEE MEETING

Date: **Tuesday 15th September 2026**
Time: **5.00 pm**
Location: **Court Room, Wetherby Town Hall, Wetherby, LS22 6NE**

Present: 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 Bradley.

Apologies and reasons for absence from Councillor Lavocah were received post-meeting.

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 draft minutes of the Planning Committee meeting held on *Tuesday 21st July 2026,* were **NOTED.**

5. August recess.
It was **RESOLVED** that there were no objections to the following 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, as received over the August Recess:

- 26/04052/FU
- 26/03432/FU
- 26/04131/FU
- 26/03975/FU
- 26/04267/FU
- 26/04230/FU
- 26/04258/FU
- 26/04227/FU

It was further **RESOLVED** that there were no objections to application 26/04173/FU, 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 any light pollution generated not exceeding levels that could adversely affect the amenity of local residents:

6. 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, 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.

6.1 26/04462/FU | Conversion of the existing garage into self-contained ancillary annexe, with fenestration alterations | Ings House Linton Road Wetherby

6.2 26/04490/LI | Listed building application for repairs to stonework including re-pointing and re-rendering | Police Station Boston Road Wetherby

6.3 26/04432/FU | Change of use from Use Class C2 (Nursing Home) to Use Class C3 (Dwellinghouse) forming 6no. Apartments; new entrance lobby with alterations to ground floor windows and doors; removal of door and new ground and first floor window to South elevation; al doors and windows to be replaced with black aluminium frames; associated landscaping including new wall, hedging and paved area | Benedicts Ashfield Wetherby

6.4 26/02634/FU | One dwelling to the side of existing dwelling with new access and landscaping | 14 Ainsty Road Wetherby LS22 7QN

6.5 Any other applications received for consideration since *Tuesday 8th September 2026*.

6.5.1 26/05060/FU | Part single, part two storey side extension; Alterations to bay window to ground floor rear; Alterations to garage, including part garage conversion into habitable space, new pitch roof and infill brick to existing front bay window | 18 Beech Spinney Wetherby LS22 7XP

6.5.2 26/04709/FU | Installation of wall mounted air conditioning units to rear | Venn Watson And Co 3 Highcliffe Court Greenfold Lane

7. 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.

7.1 26//04083/COND | Consent, agreement or approval required by conditions 10 (Bat and Bird Boxes) and 15 (Construction Method Statement - Demolition and Enabling Works Phase only) of Planning Application 23/01507/FU | Mercure Hotel Leeds Road Collingham Wetherby LS22 5HE

7.2 26/04293/COND | Consent, agreement or approval required by conditions 3 (roofing material) and 22 (EV charging) to planning application 23/07190/FU | Sandbeck Lane At Swinnow Park Wetherby

7.3 26/04371/ADV | Two freestanding digital advertisement displays | Deighton Road And York Road Wetherby LS22 7TS

7.4 26/04378/DPD | Change of use of potato shed (agricultural use) to commercial building (Class E) | Sweep Farm Barn Boston Road Wetherby LS22 5DX

7.5 26/9/00127/MOD | Two storey side extension; first floor rear extension - NON-MATERIAL AMENDMENT TO 21/07043/FU - Single story ground floor extension only | 59 Glenfield Avenue Wetherby LS22 6RN

8. Applications for works to trees.

Town and Country Planning (Tree Preservation) Regulations 2012

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

8.1 26/04002/TR | T3 Beech: Crown lift above the drive to 4m vertical clearance. Raise above the garage roof ridge to 1m clearance, reduce lateral branch spread extending to the house by <1.5m retaining 3m radial branch spread. | 34 Glebe Field Drive Wetherby LS22 6WG

8.2 26/04033/TR | 5-day notice Emergency tree works - T1 cherry broken limb to be removed to ground level. | 3 Broadacres Drive Wetherby LS22 6GR

9. 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:

- 26/02596/FU – The decision to refuse an application for a change of use of annexe to self-contained bungalow on Spofforth Hill has been appealed. Updates to this application will be monitored.

10. Items for information - None.

11. Date of next Planning Committee meeting.

The next meeting of the Planning Committee will be held on Tuesday 13th October *2026.*

The meeting closed at 5:24pm.
These minutes were recorded and prepared by the Assistant Clerk.