

MISSION STATEMENT

***To Improve the Quality of Life
For Those Who Live and Work in the District***

Please ask for: Jane Stewart
Direct Dial No: 01757 292007
Fax No: 01757 292020
E-mail jstewart@selby.gov.uk

11 December 2006

Dear Councillor

You are hereby summoned to a meeting of the Selby District Council to be held in the Civic Suite, Civic Centre, Portholme Road, Selby on **19 December 2006** commencing at **6.00 pm**.

Yours sincerely



M Connor
Chief Executive

Opening Prayers will be offered.

AGENDA – PUBLIC SESSION

1. **Apologies for Absence**

To receive apologies for absence.

2. **Disclosure of Interest**

To receive any disclosure of interest in matters to be considered at the meeting in accordance with Sections 94 and 117 of the Local Government Act 1972 or the National Code of Local Government Conduct.

3. **Minutes**

To confirm as a correct record the minutes of the proceedings of the meeting of Council held on 14 November 2006 (pages 6 to14)

4. **SMILE Presentation**

Presentation by the Leader of the Council.

5. **Communications**

To consider any communications received by the Chief Executive and to pass resolutions thereon if deemed necessary.

6. **Public Questions**

To consider questions, if any, notice of which has been given in accordance with rule 5.21 of the Constitution.

7. **Councillors' Questions**

To consider questions, if any, notice of which has been given in accordance with rule 5.22 of the Constitution.

8. **Committee and Board Minutes**

Planning Committee
15 November 2006

Green

Minutes 1242 - 1252
Pages 15 - 24

Planning Committee
6 December 2006

To follow

Social Board 21 November 2006	Yellow	Minutes 1253 - 1269 Pages 25 - 33
Environment Board 23 November 2006	Blue	Minutes 1277 - 1288 Pages 34 - 38
Overview and Scrutiny Committee 23 November 2006		Minutes 1289 - 1300 Pages 39 - 43
Overview and Scrutiny Committee 7 December 2006	To follow	
Policy and Resources Committee 28 November 2006	Gold	Minutes 1301 - 1327 Pages 44 - 56
Licensing Committee 11 December 2006	To follow	

9. **Appointment of Chair and Vice-Chair of Planning Committee**

10. **Local Strategic Partnership Update**

Report of the Chief Executive (pages 57 - 64)

11. **Urgent Action**

The Chief Executive will report on any instances where he has acted in urgent or emergency situations under the functions delegated to him in the Constitution.

12. **Sealing of Documents**

To authorise the sealing of any documents necessary to action decisions of this Council meeting, or any of its Committees or Boards for which delegated authority is not already in existence.

13. **PRIVATE SESSION**

It will be recommended that in accordance with Section 100(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, the meeting be not open to the Press and public during discussion of the following items as there will be disclosure of exempt information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12(A) of the Act.

14. **Tesco Update**

Report of the Head of Service – Legal and Democratic Services
(pages 65 - 67)

15. **Land in Selby Town Centre**

Report of the Head of Service – Legal and Democratic Services
(pages 68 - 82)

**COUNCILLORS ARE REMINDED TO UPDATE THE REGISTER OF
INTERESTS AFTER ANY CHANGE IN CIRCUMSTANCES WHICH MAY
AFFECT CURRENT ENTRIES**

Descriptions of Exempt Information

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes –
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.
8. Qualifications for Exempt Information:

Information falling within paragraph 3 is not exempt information by virtue of that paragraph if it is required to be registered under -

- (a) the Companies Act 1985;
 - (b) the Friendly Societies Act 1974;
 - (c) the Friendly Societies Act 1992;
 - (d) the Industrial and Provident Societies Acts 1965 to 1978;
 - (e) the Building Societies Act 1986; or
 - (f) the Charities Act 1993.
9. Information falling within any of the 7 categories listed above is not exempt if it relates to proposed development for which the local planning authority may grant itself planning permission pursuant to regulation 3 of the Town and Country Planning General Regulations 1992.
 10. Information which;
 - (a) falls within any of paragraphs 1 to 7 above; and
 - (b) is not prevented from being exempt by virtue of paragraph 8 or 9 above,

is exempt information if and so long, as in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Council held on Tuesday 14 November 2006, in the Civic Suite, the Civic Centre, Portholme Road, Selby, commencing at 6.00 pm.

1230	The Reverend Keith Jukes
1231	Councillor and Mrs J Mackman
1232	Apologies for Absence
1233	Disclosure of Interest
1234	Minutes
1235	Communications
1236	Committee and Board Minutes
1237	Reports of Councillors of External Meetings
1238	Urgent Action
1239	Sealing of Documents
1240	Private Session
1241	Tesco

Present: Councillor J Mackman (Chairman) in the Chair

Councillors: D N Bain-Mackay, J Bedworth, Mrs E Casling, J Cattnach, I Chilvers, R Collins, M Crane, J Crawford, Ms M Davis, Mrs S Duckett, Mrs J Dyson, P Harvey, Mrs M Hulme, W Inness, Mrs G Ivey, C Lunn, B Marshall, W N Martin, Mrs W May, J McCartney, Mrs K McSherry, D McSherry, C Metcalfe, J Meehan, Mrs W Nichols, W Norton, I Nutt, R Packham, R Parker D Peart, C Pearson, Mrs F Ryan and R Wilson

Officials: Chief Executive, Strategic Director – J Lund, Head of Service – Legal and Democratic Services, Democratic Services Officer and Committee Administrator

Also in Attendance: Head of Service – Policy and Performance, Head of Service – Human Resources, Head of Service – Planning and Economic Development and Head of Service - Housing

The Reverend S Jukes offered opening prayers.

Public: 1
Press: 0

1230 **The Reverend Keith Jukes**

The Chairman informed councillors that the Reverend Keith Jukes had been appointed as Dean of Ripon Cathedral. The Chairman and councillors offered their congratulations to him on his new appointment.

1231 **Councillor and Mrs J Mackman**

The Leader of the Council and the Leader of the Opposition offered their sympathy to the Chairman and his wife, in respect of the recent attack made on their property. Those comments were strongly supported by all councillors present.

The Chairman thanked councillors for their support and good wishes and stated that he would not be intimidated by the attack.

1232 **Apologies for Absence**

Apologies for absence were received from Councillors G Croston, Mrs D Davies, B Percival, R Sayner, S Shaw-Wright and R H Sweeting.

1233 **Disclosure of Interest**

None.

1234 **Minutes**

Councillor Packham raised a number of questions in relation to minute 1158 – Selby Hospital with particular regard to the costs of repairs to the Civic Centre. The Leader of the Council stated that these issues would be addressed in detail at a future meeting of the Policy and Resources Committee.

Councillors also discussed the importance of ensuring private session items remained confidential.

Resolved:

That the minutes of the proceedings of the special meeting of Council held on 28 September 2006 be confirmed as a correct record and be signed by the Chairman.

1235 **Communications**

(a) The Local Government White Paper – October 2006

The Chief Executive provided councillors with an outline of the main issues dealt with under the recent Local Government White Paper. These were:

- Increased community engagement and involvement
- Responsive services and empowered communities

- Strong leadership and accountability
- Stronger role for Overview and Scrutiny
- Councillors as champions for their communities
- The potential of reorganisation for local government

In response to councillors' questions, the Chief Executive stated that the White Paper would be analysed in detail by the strategic management team and heads of service and that a report would be presented to a future meeting of Council.

Resolved:

That following analysis of the Local Government White Paper by the strategic management team and heads of service, a report be presented to a future meeting of Council.

(b) Letter from Sherburn in Elmet Parish Council

The Chief Executive informed councillors of a request from Sherburn in Elmet Parish Council, asking for support for the Charter 88 campaign for the Sustainable Communities Bill.

He requested that the Sustainable Communities Bill be passed to the Environment Board for consideration.

Resolved:

That the Sustainable Communities Bill be passed to the Environment Board for consideration and a report be presented to a future meeting of Council.

(c) Letter from John Grogan, MP

The Chief Executive informed councillors that in response to his letter to John Grogan, MP, on the power of District Councils to tackle and regenerate derelict properties, Mr Grogan had written to Ruth Kelly, Secretary of State for Communities and Local Government. Mr Grogan was waiting for her response and would inform the Chief Executive once this had been received.

(d) Letter from Head of Service – Human Resources – Christmas Leave

Following a ballot of staff to determine the preferred date for the statutory floating day's leave, the results showed a strong preference for Wednesday 27 December 2006.

Resolved:

That Wednesday 27 December 2006 be taken by staff as a statutory day's leave.

(e) Waste Recycling Plant at South Milford

The Chief Executive informed councillors that he had written to North Yorkshire County Council (NYCC) requesting that Selby District Council and NYCC take joint advice from counsel with regard to a potential application for a waste and recycling plant at South Milford.

The Chief Executive also explained that if a planning application did come before NYCC, the District Council would be consulted as part of the planning process. In order to carry out its duties in respect of this potential proposal, the Council would benefit from specialist environmental advice. To this effect, a report was to go to the Environment Board meeting on 23 November 2006.

Resolved:

That the Environment Board on 23 November 2006 consider the need to procure specialist consultancy expertise in respect of the potential application for a waste and recycling plant at South Milford.

(f) Letter from Councillor Norton – Gypsy Encampments

Councillor Norton described to councillors the extensive damage and litter caused in recent months by gypsy encampments at a number of locations throughout the District. He expressed deep concern at the 14-day amnesty that NYCC operates for travellers before an eviction notice is served.

In addition, he raised concerns about the occupation by gypsies of stretches of old road that had been left with no purpose, following the building of the bypass at Thorpe Willoughby.

Resolved that:

- (i) **Selby District Council call upon North Yorkshire County Council to remove the 14-day amnesty rule for travellers before any eviction notices are served and to assist the Council's efforts to get the travellers to use the refuge provided; and**

(ii) **Selby District Council also request that the stretches of road heading nowhere since the building of the bypass be removed so as to limit access and prevent further intrusions by those individuals who have no time for the rule of law and care of the environment**

(g) Letter from Highways Agency – A63 Osgodby Bypass and A19/A63 Barlby Crossroads

The Chief Executive informed councillors that he had received a reply from the Highways Agency to his letter in which he urged reconsideration of the decision made by the Highways Agency in respect of the Osgodby bypass and the alternative measures to the A19/A63 Barlby crossroads.

The Highways Agency confirmed in their letter that they would not be proceeding with the Osgodby bypass as it no longer offered value for money. In addition, they felt that the scheme proposed for the A19/A63 Barlby crossroads would have major safety benefits and requested that the Highways Agency and the Council work together to achieve the best possible solution within the limits of the scheme they had proposed.

The Chief Executive had also received a letter from Barlby and Osgodby Parish Council informing him of a campaign to reinstate the Osgodby bypass and asking for support from district and county councillors.

(h) Email from John Grogan, MP – European Spallation Source (ESS)

John Grogan, MP informed the Chief Executive by email that Lord Sainsbury, the former science minister had recommended against locating the ESS at Burn. Lord Sainsbury stated that it should be sited at one of the two existing scientific sites in Cheshire or Oxfordshire. Mr Grogan was seeking a meeting with the new science minister to discuss this issue.

1236

Committee and Board Minutes

Planning Committee – 13 September 2006

Councillors noted that in minute 1125 (4), Councillor Lunn's vote should only have been recorded once.

Resolved:

That the minutes, with the above amendment, be noted.

Planning Committee – 11 October 2006

Resolved:

That the minutes be noted.

Social Board – 19 September 2006

Councillors discussed anti-social behaviour provisions within the District and across local borders.

Resolved:

That the minutes be noted.

Overview and Scrutiny Committee – 5 October 2005

Councillor Mrs J Dyson stated that she had sent her apologies for the meeting and these had not been recorded.

Councillors discussed the recent visit made to Wychavon and requested that a report be produced.

Questions were raised concerning the drivers' mess room at Selby Bus Station in respect of the proposed new toilet facilities.

Resolved that:

- (i) the minutes, with amendment, be noted; and**
- (ii) a report be produced on the visit to Wychavon and be made available to all councillors.**

Environment Board 12 October 2006

With reference to minute 1189, Councillor Gillian Ivey thanked Stuart Henshaw, the former Environmental Services Officer, for 15 years' valuable service and wished him all the best for the future.

Resolved:

That the minutes be noted.

Economy Board – 13 November 2006

Councillors noted that Councillor Mrs R Sayner should be referred to as R Sayner.

Resolved:

That the minutes, with the above amendment, be noted.

Policy and Resources Committee 26 September 2006

Resolved:

- (i) the minutes be noted; and**
- (ii) the Mobile Telephones Policy recommended in minute 1146 be approved.**

Policy and Resources Committee 24 October 2006

Resolved that:

- (i) The minutes be noted; and**
- (ii) The recommendations in minute 1205 (listed below) be approved:**
 - a. Selby District Private Landlord Accreditation Scheme**
 - b. Gambling Policy**
 - c. Commercial Waste Service**
 - d. Refuse, Recycling and Street Cleansing Contracts 2006/07 Supplementary Estimate**

Licensing Committee – 9 October 2006

Resolved:

That the minutes be noted.

Licensing Committee – 13 November 2006

Councillor Mrs S Duckett stated that she had sent her apologies for the meeting and these had not been recorded.

Resolved:

That the minutes, with the above amendment, be noted.

1237

Reports of Councillors of External Meetings

Councillors received the reports of Councillor Percival for the following two meetings:

- (i) York and North Yorkshire Development Board – 25 September 2006; and
- (ii) Rural Housing Trust Seminar – 10 October 2006

Resolved:

That the reports be noted.

1238

Urgent Action

The Chief Executive reported on the action he had taken as a matter of urgency on the following items:

- Letter to North Yorkshire County Council in respect of the waste recycling plant at South Milford, dealt with under minute 1235 (e)
- Decision record signed by the Chief Executive and the Leader in accordance with the constitution in respect of the attendance of Councillor J Crawford at the District Leaders' Sounding Board, which he attended on 24 October 2006 as the representative of the Council

1239

Sealing of Documents

To authorise the sealing of any documents necessary to action decisions of this Council meeting, or any of its committees and boards for which delegated authority is not already in existence.

RESOLVED:

That authority be granted for the signing of, or the Common Seal of the Council being affixed to, any documents necessary to give effect to any resolutions hereby approved.

1240

PRIVATE SESSION

Resolved:

That in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, as there will be a disclosure of exempt information as defined in paragraph 3 of Section 12(A) of the Act, as amended by the Local Government (Access to Information) (Variation) Order 2006.

1241

Tesco

The Head of Service – Legal and Democratic Services updated councillors on the latest proposals from Tesco in relation to the 2004 agreement.

Resolved:

That the latest proposals from Tesco be rejected.

The meeting closed at 8:05 pm.

SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Planning Committee held on 15 November 2006, in the Civic Suite, The Civic Centre, Portholme Road, Selby, commencing at 4.00pm.

1244	Minutes
1245	Chair's Address to the Planning Committee
1246	Site Visit
1247	Planning Applications Received
1248	Urgent Appeals Decisions
1249	Continuation of Meeting
1250	Budget Monitoring to 30 September 2006
1251	Performance Indicator Report: April 2006 – September 2006
1252	Applications to be Determined by the County Council on which the Views of the Council are Sought

Present: Councillor W Norton in the Chair.

Councillors: D Bain-Mackay, J Cattanach, I Chilvers, Mrs S Duckett (for Mrs D Davies), G Croston, N Martin, C Lunn, B Marshall, D McSherry, C Pearson, D Peart, Mrs F Ryan, R Sayner (for J Mackman), S Shaw-Wright and R Wilson.

Officials: Head of Service - Legal and Democratic Services, Head of Service – Planning and Economic Development, Principal Planning Officer, Senior Planning Officers, Conservation Officer, Democratic Services Officer and Committee Administrator.

Public: 16

Press: 1

1242 **Apologies for Absence and Notice of Substitution**

Apologies were received from Councillors Mrs D Davies, J Mackman and R H Sweeting.

Substitute Councillors were Mrs S Duckett (for Mrs D Davies) and Councillor S Sayner (for J Mackman).

1243 **Disclosure of Interest**

None.

1244

Minutes

Resolved:

That the minutes of the proceedings of the meeting of the Planning Committee held on 11 October 2006 be confirmed as a correct record and be signed by the Chair.

1245

Chair's Address to the Planning Committee

The Chair gave no address to councillors.

1246

Site Visit

Application: 2006/1006/FUL

Location: Top End House, Hull Road, Cliffe

Application to convert Hearing Dogs for Deaf People Centre to seven dwellings and associated works.

The Principal Planning Officer updated councillors on the present position with regard to this application. She explained that she had received two letters of complaint concerning the site visit over the fact that objectors had not been allowed to accompany councillors and officers onto the site. The Principal Planning Officer explained that the meeting had been held on the public highway apart from the actual inspection of the site. During the inspection, no opinions had been expressed by officers or councillors.

An update was given by the Principal Planning Officer in respect of Highways' comments. The officer confirmed that North Yorkshire County Council Highways had control over the path and garden in front of Top End House and, therefore, would require works to bushes to improve visibility.

Public Speaker – Mrs Sandra Bird – Objector

Mrs Bird made representation to the Planning Committee on behalf of the objecting local residents of Cliffe. The main objections were:

- *Poor visibility when exiting the premises*
- *The number of wheelie bins and recycling boxes on the pavement on collection days*
- *Risk of flooding*

Public Speaker – Doreen McInness – Applicant

Mrs McInness, Chief Executive of the Hearing Dogs for Deaf People Centre, made representation to the Planning Committee in support of the application.

She explained that the charity had outgrown their current premises. The proposed conversion conformed to the Selby District Local Plan and that the Planning Inspector had been satisfied by the results of the flood risk survey.

Resolved:

That the application be approved, subject to the conditions laid down in the report and the additional condition specified by the Highways Authority.

1247

Planning Applications Received

Consideration was given to the schedule of planning applications submitted by the Head of Service – Planning and Economic Development.

Resolved:

That the applications set out in the agenda be dealt with as follows:

- 1 **Application: 2006/0198/FUL**
Location: Croft Farm, Main Street, Appleton Roebuck

Resubmission of previously withdrawn application no 8/79/190A/PA for the erection of 7 no terraced dwellings (following the demolition of existing farm buildings).

Public Speaker – Mr Phillips – Parish Council

Mr Phillips informed councillors that Appleton Roebuck and Acaster Selby Parish Council supported the demolition of the existing farm buildings on the following basis:-

- *The buildings are in a very poor state of condition and repair*
- *There are serious structural defects in the buildings*
- *Extensive rebuilding and redesign would be required to meet current building requirements*
- *The existing buildings do not represent the form and character of a village farm*
- *The buildings provide little or no positive contribution to either the street scene or conservation area*

Public Speaker – Mr France – Applicant

Mr France informed councillors that a number of businesses had previously been run on the site for many years and, therefore, the site could not be considered greenfield. He stated that Croft Farm made little or no contribution to the Conservation Area and that, because the village had very few small terraced houses, this application would help to improve the housing mix within the village.

Resolved:

That the application be granted, subject to conditions delegated to officers.

The reasons for approval given were that the scheme would improve the street scene and replace dilapidated buildings.

- 2 **Application: 2006/0214/CON**
Location: Croft Farm, Main Street, Appleton Roebuck

Resubmission of previously withdrawn application no 8/79/190/PA Conservation Area Consent for the demolition of existing farmhouse and outbuildings.

Resolved:

That the application be granted, for the reasons given above.

- 3 **Application: 2006/1064/FUL**
Location: Brackenholve Business Park, Hull Road, Hemingbrough

Resubmission of previously refused application no 8/18/272F/PA for the conversion of grain store to B1 business unit, conversion of and extension to agricultural building to café and erection of children's nursery on land at Brackenholve Business Park.

Resolved:

That the item be deferred pending a site visit and be brought back to the next meeting of the Planning Committee.

4 **Application: 2006/1299/FUL**
 Location: The Gables, Field Road, West Haddlesey

Proposed erection of five dwellings following demolition of agricultural buildings and associated works.

The Senior Planning Officer provided councillors with updates on the application which had been received from West Haddlesey Parish Council, a local resident and the Highways Agency.

A letter had also been received from the owner of the site stating that he had placed 70 cattle on the site.

Public Speaker – Mr MacKenzie – Agent

Mr MacKenzie informed councillors that the proposed site was within the settlement limits for West Haddlesey. The owner had reverted to stocking cattle which was a use that conflicted with the surrounding residential properties. Although the site was greenfield, it had the characteristics of development land. If councillors were minded to refuse the application because of the mix of houses proposed, Mr MacKenzie suggested that a decision on the application be deferred.

The Senior Planning Officer stated that she had not received any complaints with regard to the livestock that was now on the land and that the cattle had only been there for two weeks.

The Principal Planning Officer stated that the site was greenfield and that if permission was granted, then this would set a dangerous precedent. Officers strongly opposed the application.

Resolved:

That the application be refused for the reasons set out in the officer's report, together with the additional reason for refusal proposed at the meeting by the Senior Planning Officer.

5 **Application: 2006/0907/FUL**
 Location: The Paddocks, York Road, North Duffield

Proposed Section 73 application to carry out development approved under 8/13/27T/PA for the erection of eight dwelling houses following demolition of existing dwelling without complying with condition 16.

The Senior Planning Officer informed councillors that it had not been possible to carry out a land level survey as the landowner had refused the applicant access to his land.

The Senior Planning Officer stated that condition 14 would be amended to include a requirement to implement the schemes detailed within that condition.

Public Speaker – Mrs Hubbard – Agent

Mrs Hubbard informed councillors that if condition 16 was to be removed, planning permission should only be granted if condition 14 was amended and two new conditions imposed. The new conditions should state that a programme for implementation in respect of the disposal of surface water should be completed prior to the commencement of any other development on the site and that a report on the effectiveness of the scheme should be submitted to the Planning Committee and approved.

Public Speaker – Mr Irving – On behalf of Applicant

Mr Irving informed councillors that it had not been possible to carry out a level survey. He felt that the two additional conditions proposed by Mrs Hubbard were unnecessary. After discussions with Yorkshire Water, he felt that there would be no requirement for a pumping station.

Resolved:

That the application be deferred pending a further report to the Planning Committee on the effectiveness of the proposed scheme.

**6 Application: 2006/1357/COU
Location: 9 – 10 Market Cross, Selby**

Resubmission of previously refused application no 8/19/815F/PA for proposed change of use from Class A1 (shops) to Class A2 (financial and professional services) use.

The Principal Planning Officer updated councillors. She stated that since the last application, a supporting statement had been received from the applicant.

Public Speaker – Mr Barnes – Agent

Mr Barnes informed councillors that the one-stop-shop would create more footfall within Market Cross and other areas in the town centre, increase the range of services available in the town centre, provide linked trips for residents and would meet the needs of the whole community. In addition, the current store, Argos, had indicated that it required larger premises to operate from and it was unlikely that they would renew their lease when it came to an end in three years' time.

Resolved:

That the application be approved subject to the conditions in the officer's report.

- 7 **Application: 2006/1098/FUL**
Location: Cawood Castle Garth, Thorpe Lane, Cawood

Proposed improvements to Cawood Castle Garth in four phases.

Public Speaker – Mrs Brearley

Mrs Brearley made representation to the Planning Committee in support of the application.

Resolved:

That the application be approved subject to the conditions in the officer's report.

- 8 **Application: 2006/0972/FUL**
Location: Three Lakes Retail Park, Selby

Proposed Section 73 application to carry out the development approved under 8/19/46AE/PA for outline approval for the erection of Class D2 (assembly and leisure) and Class A1 (non food retail) with associated car parking without complying with condition 3 regarding the range of goods to be sold.

The Principal Planning Officer informed councillors that Dransfield Properties had agreed to provide bus shelters at the bus stops on the A1041, upgrade the footpath from the bus stop on the A1041 adjacent to McDonalds and provide covered cycle parking adjacent to where the Argos store would be located. These could be secured by way of Grampion conditions.

She also updated councillors in respect of a condition restricting the use to a catalogue shop and suggested that this should also include the previous bulky goods condition.

Public Speaker – Mr Barnes – Agent

Mr Barnes made representation to the Planning Committee in support of the application. He stated that there were a number of key issues. These included access and sustainability – the application would offer linked trips with easy access by bus and bicycle as well as being within easy walking distance for the residents of Staynor Hall.

Resolved:

That the application be approved subject to the conditions in the officer's report and those suggested by the Principal Planning Officer in her update.

**9 Application: 2006/1063/FUL
Location: Whitley Garage, Selby Road, Whitley**

Resubmission of previously refused application 8/42/12K/PA for the erection of three detached dwellings with garages following demolition of existing garage on land.

The Principal Planning Officer outlined the report for councillors. The application was considered acceptable as it would remove unsightly buildings.

Resolved:

That the application be approved subject to the conditions contained within the officer's report.

**10 Application: 2006/1137/FUL
Location: Laburnum House, South Duffield Road, Osgodby**

Proposed conversion and extension of existing garage block to dwelling.

The Senior Planning Officer outlined the report for councillors.

Resolved:

That the application be approved subject to the conditions contained in the officer's report.

- 11 **Application: 2006/1016/OUT**
Location: The Briars, Main Street, Appleton Roebuck

Resubmission of previously refused application 8/79/31W/PA for outline permission for the erection of one dwelling including siting and means of access.

Resolved:

That the application be approved subject to the conditions contained within the report.

- 12 **Application: 2006/1181/OUT**
Location: Manor Cottage, Low Street, Carlton

Proposed outline application for the erection of two dwellings following the demolition of existing dwelling.

The Senior Planning Officer updated councillors on the application. The ecologist had now provided comments on the application stating that it was unlikely that bats would roost or breed within the property. The ecologist suggested that a condition be added to the application requiring the roof space be surveyed for bats.

Resolved:

That the application be approved subject to the conditions.

- 13 **Application: 2006/0905/FUL**
Location: Land to the rear of Chadcote, Leeds Road, Selby

Proposed reserved matters application for the erection of two detached dwellings on land to the rear.

The Senior Planning Officer updated councillors on the application. She informed them that comments had been received from the tree officer and that if councillors were minded to approve the application, an additional condition be added with regard to the trees on the property.

Resolved:

That the application be approved, subject to the conditions contained within the report and the additional condition proposed at the meeting.

1248 **Continuation of Meeting**

Councillors were informed that the meeting had been running for three hours.

Resolved:

That the meeting continue for the remaining items.

1249 **Urgent Appeals Decisions**

None received.

1250 **Budget Monitoring to 30 September 2006**

The Accountancy Services Manager presented councillors with details of major variations between budgeted and actual expenditure for the Committee for the first five months' of the 2006/07 financial year.

Resolved that:

- (i) **The report be noted; and**
- (ii) **The actions of the officers involved be endorsed.**

1251 **Performance Indicator Report: April 2006 – September 2006**

The Head of Service - Policy and Performance submitted a report updating councillors on performance indicators and on the progress which had been made in 2006/2007 towards the achievement of the corporate and statutory Best Value Performance Indicators (BVPs) for which they were responsible.

Resolved:

That the report be noted.

1252 **Applications to be Determined by the County Council on which the Views of the Council are Sought**

Resolved:

That the report be noted.

The meeting closed at 7.00pm.

SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Social Board held on 21 November 2006 in Committee Room 2, The Civic Centre, Portholme Road, Selby, commencing at 5.00 pm.

1255	Minutes
1256	Chair's Address to the Social Board
1257	The Yorkshire and Humber Regional Home Loans Service – Home Appreciation Loan
1258	Safe Neighbourhood Sweeps Update
1259	Children and Young People's Play Strategy
1260	Social Board 2006/2007 Performance Indicator Report: April 2006 – September 2006
1261	Budget Monitoring to 30 September 2006
1262	Housing Revenue Account Budget Monitoring to 30 September 2006
1263	Housing Investment Capital Programme to 30 September 2006
1264	Selby District Council's Tenant Participation Strategy 2006 – 2009
1265	Housing Revenue Account Business Plan
1266	Private Session
1267	Land adjacent to 2 Hollygarth, Beal – Request for release of Restrictive Covenant
1268	Lease of First Floor Premises at Anne Sharpe Centre, Byram
1269	Councillor Ms M Davis

Present: Councillor Mrs E Casling in the Chair.

Councillors: M Crane, Ms M Davis, C Lunn, P Harvey, W Inness , J Mackman, Mrs W Nichols, I Nutt, R Parker and C Pearson.

Officials: Strategic Director Jonathan Lund, Head of Service - Housing Services, Head of Service – Policy and Performance, Principal Environmental Health Officer, Policy and Partnership Officer, Assistant Policy and Partnership Officer, Assistant Solicitor, Accountancy Services Manager, Anti-Social Behaviour Officer, Democratic Services Officer and Democratic Services Assistant.

Also in Attendance: Peter Furminger – Tenant Representative

Observers: Councillor Mrs D Davies and J Crawford.

Public: 0

Press: 1

1253 **Apologies for Absence and Substitution**

There were no apologies for absence received.

1254 **Disclosure of Interest**

Councillors Lunn, Mackman and Pearson declared an interest in minute numbers 1267 and 1268 as members of the Planning Committee.

1255 **Minutes**

Resolved:

That the minutes of the proceedings of the meeting of the Social Board held on 19 September 2006 be confirmed as a correct record and be signed by the Chair.

1256 **Chair's Address to the Social Board**

The Chair announced that there had been five Anti Social Behaviour Orders (ASBO) all issued to adults of the district. The Community Safety Partnership was in the process of applying for another two. The Anti Social Behaviour Officer liaised with the Police Community Safety Team who held the detail on where they were, what type of anti social behaviour, success/enforcement to date etc would return to the Social Board with more detailed briefing as soon as it was received.

The Chair informed councillors about the cross border anti social behaviour. The Police Community Safety Team were applying for a variation to the original ASBO so that it applied to at least to Selby District. With regard to the hand held cameras:- The Anti Social Behaviour Officer attended the Barlby Action Group meeting on 20 November 2006 and the Neighbourhood Policing Team SGT talked about the police looking at the possibility of purchasing hand held video cameras. The Chair assured the Social Board that a regular update would be made.

1257 **The Yorkshire and Humber Regional Home Loans Service – Home Appreciation Loan**

Councillors received the report of the Head of Service – Environmental Health and Leisure on the Home Appreciation Loan Service which was being made available to residents within Selby District.

In August 2005 approval was granted to delegate powers to Sheffield City Council to offer loans within Selby District Council's administrative area. Following legal discussion the contract between the authorities was signed on 13 October 2006.

The service offers a Home Appreciation Loan to assist owner-occupiers to carry out essential repairs, improvements and adaptations in their homes.

The Home Appreciation Loan is a secured loan that allows owners to release equity from their home to make the necessary repairs. The loan does not become repayable until ownership of the property is transferred, for example, when the house is sold.

Councillors discussed the launch of the Home Appreciation Loans Scheme and how this would be approached. The Principal Environmental Health Officer stressed to councillors that the publicity was a key priority and the scheme would be marketed and publicised through local press releases, display boards and leafleting.

Resolved:

That the progress made with regard to the development and introduction of the Home Appreciation Loan Scheme be noted.

1258

Safe Neighbourhood Sweeps Update

Councillors received the report of the Head of Service – Policy and Performance in respect of community safety work across the District.

In June 2006, Selby District Council, along with the police, launched the Safe Neighbourhood Sweeps initiative, which aimed to address anti-social behaviour in neighbourhoods across the District.

The project involved the Council's Anti-Social Behaviour Officer working with a dedicated Police Constable and other partners to go out to neighbourhoods, identify and deal with anti-social behaviour problems, and link in with a range of interventions to address the identified local community safety concerns.

The Head of Service – Policy and Performance informed councillors that the Community Safety Partnership website (www.saferselbydistrict.org.uk) provided updates on community engagement. It was agreed that there was a need to ensure good quality feedback with regards to both the community sweeps and the Joint Action Groups.

Resolved:

That the safe neighbourhood sweeps be noted.

1259

Children and Young People's Play Strategy

Councillors received the report of the Head of Service – Policy and Performance with regard to the consultancy work required to formulate and publish a Play Strategy from the budget for performance initiatives.

Based on numbers of children and levels of deprivation, every council has had a specific sum of money ring-fenced for it by the Big Lottery Fund (BLF). Each council is required to: -

- Develop a sustainable Children and Young People's Play Strategy, which engages all other providers in the District.
- Produce a portfolio of projects against which it will bid/make an application to draw down the BLF ring-fenced money.
- Implement the portfolio.
- Monitor the outcomes.

The ring-fenced funding set aside for the Selby District is £200,000.

The Head of Service – Policy and Performance stressed to councillors the importance of formulating a robust, strong strategy. Nineteen councils had, to her knowledge, been refused their ring-marked funds because their strategy had not been considered sufficiently robust.

In addition, by working with Richmondshire and Hambleton District Councils, Selby would be able to achieve economies of scale when employing consultants.

The key milestones relating to the proposed arrangements are now:

- Consideration of Play Strategy/portfolio by each client's council in June 2007
- Submission of bids to BLF – September 2007

Resolved:

That councillors note the provision of £200,000 by the BLF for Selby District.

Recommended:

That Policy and Resources Committee be asked to approve the use of

£7,000 from the Performance Initiatives budget, for the compilation and publication of the strategy document required to secure the £200,000 funding.

1260

Social Board 2006/2007 Performance Indicator Report: April 2006 – September 2006

Councillors received the report of the Head of Service - Policy and Performance updating the Social Board on the progress being made in 2006/2007 for the corporate and statutory Best Value Performance Indicators (BVPIs) for which they were responsible.

Councillors agreed that the performance was of a high standard and thanked the staff for all of their hard work. They particularly praised the success of the selby skate park and the number of users it was attracting.

Resolved:

That the report be noted.

1261

Budget Monitoring to 30 September 2006

Councillors received the report of the Head of Service – Finance and Central Services with details of major variations between budgeted and actual expenditure for the Board for the first six months of the 2006/2007 financial year.

Resolved: that;

- i) the forecast outturn position on the Councils Housing Revenue Account Budget for 2006/07 at 30 September 2006 be acknowledged; and**
- ii) the actions of officers in monitoring the budget be endorsed.**

1262

Housing Revenue Account Budget Monitoring to 30 September 2006

Councillors received the report of the Head of Service – Finance and Central Services with details and forecasted outturn for the first six months' position on the Housing Revenue Account Budget for 2006/2007.

Resolved: that;

- i) **the forecast outturn position on the Council's Housing Revenue Account Budget for 2006/07 at 30 September 2006 be acknowledged; and**
- ii) **the actions of officers in monitoring the budget be endorsed.**

1263

Housing Investment Capital Programme to 30 September 2006

Councillors received the report of the Head of Service – Finance and Central Services with details of the first six months' position of the Council's Housing Investment Programme (HIP).

Resolved: that;

- i) **the forecast outturn position on the Council's Housing Investment Programme for 2006/07 at 30 September 2006 be acknowledged; and**
- ii) **the actions of officers in monitoring the budget be endorsed.**

1264

Selby District Council's Tenant Participation Strategy 2006 – 2009

Councillors received the report of the Head of Service – Housing with details of the new Tenant Participation Strategy 2006-2009 for the Housing Service Unit.

Tenant Empowerment was the Government's drive to ensure that decent homes were available to all those renting from social housing landlords.

The Tenant Participation Strategy set out how the Housing Service Unit, Tenants, Councillors and Council Officers could work together to respond to the Tenant Empowerment agenda by using good practice and guidance on tenant participation.

The Assistant Policy and Partnership Officer made an amendment to page 70 paragraph 8.12 of the strategy in the report to read:

'The Housing Services Unit ensures that all residents potentially affected by the improvements are consulted and have the opportunity to comment on the proposals. Often improvements are undertaken as a direct result of tenants' complaints about an area.'

Action for Improvement

Tenants are not fully aware of the estate improvements that are completed

throughout the Selby District.'

Resolved:

That the Selby District Council Tenant Participation Strategy 2006-2009 be approved subject to the amendment above; and

Recommended:

That the Policy and Resources Committee be asked to approve the Selby District Council Tenant Participation Strategy 2006 - 2009.

1265

Housing Revenue Account Business Plan

Councillors received the report of the Head of Service – Housing with details of the Housing Revenue Account Business Plan (HRA) 2007 - 2010.

Following the decision by tenants to retain the Council as their landlord in March 2006, a revised Business Plan had been produced in partnership with tenants. The Business Plan outlines the intentions for managing the Council's housing and stock and level of investment required in the stock.

The Head of Service – Housing Services gave councillors a detailed presentation which highlighted in particular, the following key areas:

- Terms of Reference for the Housing Revenue Account Business Plan
- Working Group reviews
- The financial positioning; including:
 - Revenue (income and expenditure)
 - Capital funding
 - Capital expenditure
- The investment standard to achieve the decent homes standard by December 2010
- Aspirations of the Business Plan
- Action plan
- Consultation

Councillors agreed the recommendation but felt that a further proposal be put forward as follows:

That when savings materialise, Social Board review at the earliest opportunity, funding for community safety initiatives.

Resolved that:

- i) **the Business Plan developed by the Business Planning**

Group be endorsed; and

- ii) **when savings are materialised, the Social Board review at the earliest opportunity, funding for community safety initiatives.**

Recommended:

That the Policy and Resources Committee be asked to approve the Housing Revenue Account Business Plan.

1266

Private Session

That in accordance with Section 100(A)(4) of the Local Government Act 1972 in view of the nature of the business to be transacted the meeting be not open to the Press and public during discussion of the following items as there will be a disclosure of exempt information as defined in Section 100(1) of the Act as described in Part 3 of Schedule 12A to the Act.

1267

Land adjacent to 2 Hollygarth, Beal – Request for release of Restrictive Covenant

Councillors received the report of the Head of Service – Legal and Democratic Services with a request from the owner of 2 Hollygarth Lane, Beal to release the covenant that restricted any building on the land. The Council imposed this covenant when the land was originally sold in January 1989.

Councillors commented that the application has previously been refused as it was considered to be a green-field site, where development would be contrary to policies set out in the Selby District Local Plan.

Resolved:

That the request for release of restrictive covenant be refused.

1268

Lease of First Floor Premises at Anne Sharpe Centre, Byram

Councillors received the report of the Head of Service – Legal and Democratic Services which asked to provide delegated authority for the grant of a lease for the first floor flat of the Anne Sharpe Centre, Byram for a term of ten years.

Resolved:

That delegated authority be given for the grant of the lease of the first floor flat at the Ann Sharpe Centre, Byram for a term of ten years subject to the following terms:

- i) Payment of market rent to be negotiated with the Council's Valuer;**
- ii) Any planning permission needed be obtained by the Lessee;**
- iii) The applicant to pay the legal and valuation fees;**
- iv) The flat only be used for purpose in connection with the Doctor's Surgery; and**
- v) Such other terms as the Head of Service – Legal and Democratic Services and/or the Council's Valuer shall recommend.**

1269

Current Practice Within the Housing Services Unit

A letter was received and tabled with regard to the current practice within the Housing Services Unit which asked that officers of the Housing Services Unit respond to the queries before the next meeting of the Social Board.

The Head of Service – Housing assured the Councillor that a response would be sent with all information as requested.

Resolved:

That the Head of Service - Housing send a response to the councillors of the Social Board.

The meeting closed at 7.08pm.

SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Environment Board held on 23 November 2006, in Committee Room 2, The Civic Centre, Portholme Road, Selby, commencing at 4.00 pm.

1279	Minutes
1280	Chair's Address to the Environment Board
1281	Petcoke Update – Presentation by Drax Power Station and Environment Agency
1282	Environment Board 2006/2007 – Performance Indicator Report: April 2006 – September 2006
1283	Budget Monitoring to 30 September 2006
1284	Waste Minimisation
1285	Commercial Waste Prices 2007/08
1286	Private Session
1287	Fly Tipping on land adjacent to A63, Lumby
1288	Procurement of consultancy expertise in relation to environmental issues at the proposed waste management facility at The Maltings, South Milford

Present: Councillor C Metcalfe in the Chair

Councillors: M Crane (for Mrs G Ivey), J Crawford, Mrs D Davies (for S Shaw-Wright), C Lunn, N Martin (for P Harvey), Mr I Nutt, R Packham, R Parker, D Peart (for R Sayner)

Officials: Principal Environmental Health Officer, Acting Principal Environmental Services Officer, Democratic Services Officer

Also in Attendance: From Drax Power Ltd - Mr N Burdett, Mr M Jenkins, Mr P Straker and Ms M Wedgbury; from the Environment Agency - Mr I Foster; from Cognant Consultants Ltd - Mr M Rowbottom; Temporary Solicitor, Councillor J Mackman

Public: 2

Press: 2

1277 **Apologies for Absence and Substitution**

Apologies were received from Councillors Mrs G Ivey, R Sayner, S Shaw-Wright, D Bain-MacKay and P Harvey.

Substitute Councillors were M Crane (for Mrs G Ivey), Mrs D Davies (for S Shaw-Wright), N Martin (for P Harvey) and D Peart (for R Sayner).

1278 **Councillor W Norton**

The Chair paid tribute to Councillor W Norton, who passed away suddenly on Wednesday 22 November. Councillors and officers stood for a minute's silence in respect of Councillor Norton.

1279 **Minutes**

Resolved:

That the minutes of the proceedings of the meeting of the Environment Board held on 12 October 2006 be confirmed as a correct record and be signed by the Chair.

1280 **Chair's Address to the Environment Board**

The Chair updated councillors on the following issues:

- Rigid Paper – due to the introduction of new specifications, Rigid Paper will no longer be able to take our recycling paper and card. As a result, the paper and card is to go to a company in Hull.
- Replacement for Mr S Henshaw – the post of Principal Environmental Services Officer, previously held by Mr S Henshaw, has been filled and the new postholder will start in the new year.

1281 **Petcoke Update – Presentation by Drax Power Ltd and the Environment Agency**

Councillors received presentations from Drax Power Ltd and the Environment Agency (EA), updating them on phase two of the petcoke trial.

A number of issues were raised by councillors. These included:

- The current economic case for burning petcoke
- Increased levels of sulphur dioxide and nitrogen dioxide
- Drax's proposals to commercially burn petcoke
- The degree of confidence that the EA have in the current monitoring results

It was agreed by all parties that it was essential that the conclusions of the trial be based on full and robust monitoring data.

It was further agreed that both Drax Power Ltd and the EA would attend a future meeting of the Environment Board, in order to update councillors on the third phase of the petcoke trial.

Resolved:

That Drax Power Station and the Environment Agency be thanked for their informative and detailed presentation to the Board.

1282

**Environment Board 2006/2007
Performance Indicator Report: April 2006 – September 2006**

The Principal Environmental Health Officer updated councillors on performance indicators and on the progress which had been made in 2006/2007 towards the achievement of the corporate and statutory Best Value Performance Indicators for which they were responsible.

Councillors were pleased to note that the trends were showing an overall improvement and the officers concerned were thanked for their hard work.

Resolved:

That the report be noted.

1283

Budget Monitoring to 30 September 2006

The Principal Environmental Health Officer updated councillors on details of major variations between budgeted and actual expenditure for the Board for the first six months of the 2006/07 financial year.

Resolved that:

- (i) The report be noted; and**
- (ii) The actions of the officers involved be endorsed.**

1284

Waste Minimisation

Councillors received the report of the Head of Service – Environment and Leisure Services in respect of the progress made on waste minimisation. Good progress has been made in this area and this was reflected in a comparison of this year's figures (April to August) to last year's figures for the same period.

Resolved:

That the good progress in waste minimisation be noted.

1285

Commercial Waste Prices 2007/08

Councillors received the report of the Principal Environmental Services Officer to seek approval of commercial waste prices for 2007/8.

The prices for the Commercial Waste Service for 2007/08 reflect the costs and include the rise in disposal costs along with the increase in contractors' charges.

Recommended:

That the Policy and Resources Committee approve the prices for commercial waste for 2007/08.

1286

Private Session

That in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, as there will be disclosure of exempt information as defined in paragraph 3 of Part 1 of Section 12A of the Act, as amended by the Local Government (Access to Information) (Variation) Order 2006.

1287

Fly-Tipping on Land Adjacent to A63, Lumby.

Councillors received the report of the Head of Service – Environment and Leisure Services in relation to the circumstances relating to the illegal dumping of waste on land adjacent to the A63 at Lumby and to seek councillors' commitment to further action.

There was discussion by councillors about the current situation at Lumby and the possible options for further action available to the Council.

Resolved:

That a detailed report on the current situation at Lumby and the possible options for further action be brought to a future meeting of the Environment Board.

Procurement of consultancy expertise in relation to environmental issues at the proposed waste management facility at The Maltings, South Milford.

Councillors received the report of the Head of Service – Environment and Leisure Services with regard to a supplementary estimate from the Policy and Resources Committee to cover the costs of procurement of consultancy expertise in relation to environmental issues at the proposed waste management facility at The Maltings, South Milford.

The Principal Environmental Health Officer stressed the importance of giving careful consideration to the environmental issues surrounding the proposed waste management facilities.

Resolved:

That consultancy expertise in relation to environmental issues at the proposed waste management facility at the Maltings, South Milford be procured.

Recommended:

That the Policy and Resources Committee approve a supplementary estimate of £10,000 to cover the costs of procurement of consultancy expertise in relation to environmental issues at the proposed waste management facility at the Maltings, South Milford.

The meeting closed at 6:55pm.

SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Overview and Scrutiny Committee held on Thursday 23 November 2006, in Committee Room 1, The Civic Centre, Portholme Road, Selby, commencing at 5.00 pm.

1292	Minutes
1293	Chair's Address to the Overview and Scrutiny Committee and Work Programme
1294	GP Emergency Night Time Cover for Selby District
1295	State of the Area Address 2006 Consultation Report
1296	Overview and Scrutiny Committee 2006/2007 Performance Indicators Report: April 2006 – Sept 2006
1297	North Yorkshire Highways
1298	Private Session
1299	Verbal Update on Selby War Memorial Hospital
1300	Questions to the Chief Executive

Present: Councillor J McCartney in the Chair

Councillors: J Cattanach, I Chilvers, Mrs S Duckett, Mrs J Dyson, Mrs M Hulme, B Marshall, J Meehan, Mrs K McSherry, and Mrs F Ryan.

Officials: Head of Service – Legal and Democratic Services

Also in Attendance: Councillor P Sowray – North Yorkshire County Council (NYCC)
Mr P Sheppard – Area Maintenance Manager (NYCC)
Mrs H Watts – Head of Service – Policy and Performance

Public: 0

Press: 0

1289 **Councillor W Norton**

The Chair called for a minute's silence in respect of Councillor W Norton who passed away suddenly on Wednesday 22 November 2006.

1290 **Apologies for Absence**

Apologies were received from Councillor J Bedworth and the Chief Executive.

1291 **Disclosure of Interest**

None.

1292 **Minutes**

Resolved:

That the minutes of the proceedings of the meeting of the Overview and Scrutiny Committee held on 5 October 2006 be confirmed as a correct record and be signed by the Chair.

1293 **Chair's Address to the Overview and Scrutiny Committee and Work Programme**

The Chair informed councillors that there would be a change in the running order of the agenda.

Dr D Geddes who had been attending the meeting to discuss GP Emergency Night Time Cover for Selby, was unfortunately unable to attend and would therefore be present at the meeting being held on 7 December 2006.

The Chair also updated councillors on the progress being made by the Teenage Task and Finish Group.

Public Session

1294 **GP Emergency Night Time Cover for Selby District**

This item will now be on the agenda for 7 December 2006.

1295 **State of the Area Address 2006 Consultation Report**

Councillors received the report of the Head of Service - Policy and Performance with the findings of the State of the Area Address consultation programme.

The State of the Area Address had been discussed across the District.

Most people agreed that the Council had achieved good progress on the access to services and recycling service priorities.

It was noted that the community supported the six priorities set out in the 'future' section of the Address, and felt that some were of more importance than others. The priorities concerning safer and stronger communities, a clean, green and healthy environment and improving facilities for adults and the elderly were ranked as the top three priorities.

Councillors discussed the need for more work to take place with anti - social behaviour, social housing and the possibility of recycling plastics.

RECOMMENDATION:

That Council be advised to approve the six priorities identified within the State of the Area Address 2006 which were supported by the community during the consultation programme.

1296

Overview and Scrutiny Committee 2006/2007 Performance Indicators Report: April 2006 – Sept 2006

Councillors received the report of the Head of Service – Policy and Performance on priority areas and managing the performance of the Council by updating the Overview and Scrutiny Committee on the progress that was made in 2006/2007 for the corporate and statutory Best Value Performance Indicators (BVPIs).

The Head of Service – Policy and Performance informed councillors that the Committees and Boards were actively monitoring and questioning the Performance Indicators.

Resolved:

That the report be noted.

1297

North Yorkshire Highways

Councillor P Sowray and Mr P Sheppard from North Yorkshire County Council were in attendance for this item.

The Chair welcomed Councillor Sowray and Mr Sheppard and thanked them for attending the meeting.

Discussion and questions from councillors took place on the following items:

- Signage
- Traffic calming

- Street lighting
- Speed limits
- Grit buckets
- Priority of gritting roads
- Pavements
- Waiting restrictions
- School drop off time and collection

Mr Sheppard informed councillors that he would respond to the item regarding Tadcaster which had been forwarded to him in due course.

Discussion took place regarding 'Meadowview' on the A645 Snaith to Knottingley Road in respect of an illegal development that was taking place.

Councillors were informed that a skip hire business and tipping were taking place from the site. Councillor Sowray informed councillors that he would look into the matter with the Enforcement Unit at County Hall, Northallerton.

Resolved:

That Councillor P Sowray and Mr P Sheppard be thanked for their attendance.

1298

Private Session

Resolved:

That in accordance with Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business, as there will be disclosure of exempt information as defined in paragraph 3 of Part 1 of Section 12A of the Act, as amended by the Local Government (Access to Information) (Variation) Order 2006.

1299

Verbal Update on Selby War Memorial Hospital

Due to the Chief Executive being absent for the meeting the Chair informed councillors that a note would be circulated subsequently.

1300

Questions to the Chief Executive

In respect of a question raised regarding travel expenses from North Yorkshire County Council, the Head of Service – Legal and Democratic Services on behalf of the Chief Executive informed councillors that he would look into the matter and report back to them.

The meeting closed at 6.20 pm.

SELBY DISTRICT COUNCIL

Minutes of the proceedings of a meeting of the Policy and Resources Committee held on 28 November 2006, in Committee Room 2, The Civic Centre, Portholme Road, Selby, commencing at 4.00pm.

1302	Councillor W Norton
1303	Honorary Alderman C Coultish
1304	Disclosure of Interest
1305	Minutes
1306	Chair's Address to the Policy and Resources Committee
1307	Selby District Council – Improvement Support
1308	Referrals from Other Boards and Committees – Social Board
1309	Performance Indicator Report: April 2006 – October 2006
1310	Subsistence Allowance
1311	Disciplinary Policy, Capability Policy and Grievance Procedure
1312	North Yorkshire Audit Partnership
1313	Council Tax Base and Classification of Expenditure 2007/08
1314	Budget Monitoring to 30 September 2006
1315	General Fund Revenue Budget Monitoring to 30 September 2006
1316	General Fund Capital Programme to 30 September 2006`
1317	Supplementary Budget Request in respect of Electricity Costs for General Fund Properties
1318	Developer Contributions Supplementary Planning Document – Adoption Draft
1319	Sustainability Appraisal of the Draft DCSPD
1320	Management of Housing Land Release
1321	North Yorkshire County Council Draft Minerals and Waste Development Framework
1322	Referrals from Other Boards and Committees – Environment Board
1323	Private Session
1324	Referrals from Other Boards and Committees – Environment Board
1325	Issue Raised by Councillor Packham
1326	Continuation of Meeting
1327	Civic Centre Condition Survey

Present: Councillor M Crane in the Chair

Councillors: Mrs L Casling, J Crawford, J Mackman (for Mrs G Ivey), D McSherry, C Metcalfe, Mrs W Nichols, I Nutt (for W Norton), B Percival and R Packham

Officials: Chief Executive, Strategic Directors, Accountancy Services Manager, Head of Service – Human Resources, Head of Service – Legal and Democratic Services, Head of Service – Housing Services, Head of Service – Planning and Economic Development, Planning Policy Manager, Senior Planning

Officer, Senior Planning Officer, Democratic Services Officer

Also in Attendance: Jo Webb, Regional Associate – Yorkshire and the Humber

Public: 2

Press: 0

1301 **Apologies for Absence and Notice of Substitution**

Apologies were received from Councillor Mrs Ivey.

Substitute councillors were Councillors J Mackman (for Mrs Ivey) and I Nutt (for W Norton).

1302 **Councillor W Norton**

The Chair paid tribute to Councillor W Norton who passed away suddenly on Wednesday 22 November. Councillors and officers stood for a minute's silence out of respect for Councillor Norton.

1303 **Honorary Alderman C Coultish**

The Chair paid tribute to Honorary Alderman C Coultish who passed away recently and whose funeral had taken place that day.

1304 **Disclosure of Interest**

No disclosures of interest were made.

1305 **Minutes**

Resolved:

That the minutes of the proceedings of the meeting of the Policy and Resources Committee held on 24 October 2006 be confirmed as a correct record and be signed by the Chair.

1306 **Chair's Address to the Policy and Resources Committee**

The Chair made no address.

1307

Selby District Council – Improvement Support

Jo Webb, Regional Associate – Yorkshire and the Humber presented councillors with her report on improvement support provided by the Improvement and Development Agency (IdeA) to the Council.

The report evaluated the impact of the IDeA's work with the Council following the Council's assessment under the CPA regime in 2004.

The Regional Associate – Yorkshire and the Humber praised the positive attitude of both councillors and officers and explained that the Council had made considerable progress in the last two years. She detailed the key areas of that progress and then outlined issues that now needed addressing.

Councillors discussed the progress that had been made and commented on the innovative work that had been done in a number of areas, especially with partnering and shared services.

Resolved:

That the report be noted.

1308

Referrals from Other Boards and Committees – Social Board

Councillors considered the referrals below from Social Board which was held on 21 November 2006:

(a) Minute 1259 – Children and Young People's Play Strategy

Councillors were asked to approve the use of £7,000 from the Performance Initiatives budget for the compilation and publication of a Play Strategy required to secure the £200,000 funding which had been ring-fenced for the Council by the Big Lottery Fund.

The Chair of Social Board stressed to councillors the importance of formulating a strong strategy, as other councils had been refused their funding because their strategy had not been considered sufficiently robust.

Recommended:

That £7,000 be used from the Performance Initiatives budget for the compilation and publication of the Play Strategy document required to secure the £200,000 funding.

(b) Minute 1264 - Selby District Council Tenant Participation Strategy 2006 - 2009

Councillors were asked to approve Selby District Council's Tenant Participation Strategy 2006 - 2009.

The Tenant Participation Strategy sets out how the Housing Service Unit, Tenants, Councillors and Council Officers could work together to respond to the Tenant Empowerment agenda by using good practice and guidance on tenant participation.

Recommended:

That the Selby District Council Tenant Participation Strategy 2006 – 2009 be approved.

(c) Minute 1265 - Housing Revenue Account Business Plan

Councillors were asked to approve the Housing Revenue Account Business Plan.

Following the decision by tenants to retain the Council as their landlord in March 2006, a revised Business Plan had been produced in partnership with tenants. The Business Plan outlined the intentions for managing the Council's housing and stock and the level of investment required in the stock.

Recommended:

That the Housing Revenue Account Business Plan be approved.

1309

Performance Indicator Report: April 2006 – October 2006

The Strategic Director updated councillors on performance indicators and on the progress that had been made in 2006/2007 towards the achievement of corporate and statutory Best Value Performance Indicators (BVPIs).

Councillors discussed the performance indicators relating to complaints and how they are dealt with by the Council. With regards to COM1 (percentage of complainants satisfied with how their complaint has been handled), councillors were informed that the questionnaire sent to complainants was being re-examined in order to provide more relevant data. Officers also informed councillors that the 2006/2007 target for COM2b (percentage of corporate complaints fully responded to within 15 days), was under review.

Councillors discussed performance indicator BV8 and questioned the fact that the Government best quartile figure used for comparative purposes

dated from 2004/2005. The Accountancy Services Manager informed them that the 2005/2006 figures had not yet been published by the Audit Commission, but would be used as the comparative figure as soon as they were available.

Resolved:

That the report be noted.

1310

Subsistence Allowance

The Head of Service – Human Resources informed councillors of the need to update the current subsistence, travel and disturbance allowances, together with out-of-pocket expenses and meal charges in line with national rates.

Resolved that:

- (i) The national allowance rates be adopted with effect from 1 December 2006; and**
- (ii) The rates be applied to councillors' allowances with effect from 1 December 2006.**

1311

Disciplinary Policy, Capability Policy and Grievance Procedure

The Head of Service – Human Resources informed councillors that the disciplinary and grievance policies before councillors updated existing policies. The capability policy was a new policy which had been brought in to deal with issues such as work standards and whether an employee was able to carry out tasks as opposed to an employee who wilfully refused to do the job.

Councillors discussed the policies and requested that an amendment be made to the three policies to ensure consistency in references to the Chief Executive and Strategic Director.

Resolved:

That subject to the amendment above, the revised disciplinary policy and grievance procedure be adopted.

Recommended:

That subject to the amendment above, the capability policy be adopted.

1312

North Yorkshire Audit Partnership

The Accountancy Services Manager informed councillors that the current North Yorkshire Audit Partnership agreement would expire in December 2007 and that internal audit provision was statutory.

Councillors discussed options for audit provision and recognised the significant savings that were made by working in partnership.

Resolved:

That, in principle, the continuation of the North Yorkshire Audit Partnership beyond December 2007 be agreed.

1313

Council Tax Base and Classification of Expenditure 2007/08

The Accountancy Services Manager provided councillors with details of the proposed council tax base for 2007/08 as well as information relating to the classification of expenditure.

Resolved that:

- (i) The report be noted**
- (ii) Pursuant to the report and in accordance with the Local Authorities (Council Tax Base) Regulations 1992, the amounts calculated for the District Council's and the parish councils' tax base for 2007/08 as shown in appendices 1 and 2 of the report be approved; and**
- (iii) All Council expenditure, including Land Drainage Board precepts be treated as general expenses for the purpose of setting the Council Tax.**

1314

Budget Monitoring to 30 September 2006

The Accountancy Services Manager updated councillors on details of major variations between budgeted and actual expenditure for the Committee for the first six months of the 2006/07 financial year.

Resolved that:

- (i) The report be noted; and**
- (ii) The actions of the officers involved be endorsed.**

1315

General Fund Revenue Budget Monitoring to 30 September 2006

The Head of Service - Finance and Central Services submitted a report setting out details of the Council's General Fund Revenue Budget Monitoring as it stood at 30 September 2006.

Councillors discussed a number of issues with regards to Planning and Economic Development and requested that the Head of Service - Planning and Economic Development provide details of expenditure for planning consultancy.

Resolved that:

- i) The forecast outturn position on the Council's General Fund Budget for 2006/07 at 30 September 2006 be acknowledged; and**
- ii) The actions of officers in monitoring the budgets be endorsed.**

1316

General Fund Capital Programme to 30 September 2006

The Head of Service - Finance and Central Services submitted a report setting out details of the Council's General Fund Capital Programme as it stood at 30 September 2006.

Councillor Packham requested that an issue relating to a capital receipt from a land sale be raised in private session.

Resolved:

That the position regarding the Council's General Fund Capital Programme for 2006/07 be noted.

1317

Supplementary Budget Request in respect of Electricity Costs for General Fund Properties

Councillors received the report of the Head of Service – Finance and Central Services that provided details of the forecasted requirement for a supplementary estimate of £17,530 to cover the increased costs in electricity supply.

Councillors discussed the increased costs and the Chair stressed the importance of negotiating the best possible prices for electricity across all council properties.

Officers updated councillors on the work of the Northern Procurement Group Policy and Resources Committee

(NPG) and informed councillors that Selby District Council was working with NPG to secure the most beneficial tariffs available.

Recommended that:

- i) **The supplementary estimate of £17,530 for the increases in electricity costs over and above that allowed for within the 2006/07 budget be approved; and**
- ii) **Any further budget requirement due to price increases in the 2006/07 financial year be dealt with as part of the corporate budget monitoring report.**

Resolved:

That the actions of officers in monitoring the budgets be endorsed.

1318

Developer Contributions Supplementary Planning Document – Adoption Draft

The Senior Planning Officer updated councillors on the current position of the Developer Contributions Supplementary Planning Document (DCSPD)

The DCSPD has been prepared in accordance with the Selby District Local Development Scheme. Councillors were asked to consider the response to consultation on the DCSPD, to approve the Council's response and to amend the DCSPD prior to initiating formal adoption procedures.

Councillors discussed the threshold of 15 dwellings or more for seeking provision or contributions from developers in respect of community facilities in rural areas. This compared to a threshold for recreational open space of five dwellings. The Chair requested that officers re-examine this issue and look at how it could be incorporated into the Local Development Framework (LDF).

The Chair thanked officers and acknowledged their hard work.

Resolved:

That following consideration of comments received, the draft DCSPD be amended by the Council in accordance with the actions recommended in appendix 1 of the report and the consequential amendments and factual/grammatical errors and updates all of which are identified in appendix 2 of the report.

Recommended:

That officers be authorised to:

- (i) Re-format the presentation of the DCSPD for publication purposes in line with comments set out at paragraphs 6.18 and 6.19 of the report**
- (ii) Prepare a consultation statement; and**
- (iii) Make arrangements to formally publish and adopt the DCSPD in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.**

1319

Sustainability Appraisal of the Draft DCSPD

The Senior Planning Officer presented officers with a report outlining the final amendments to the Sustainability Appraisal report on the DCSPD, following public consultation on the draft DCSPD, and requested approval for the appraisal.

Only two respondents made comments directly relating to the appraisal at the draft consultation stage. Minor changes were made to the appraisal to meet these comments.

Consideration had also been given to whether the amendments, which had been made to the DCSPD itself, had altered the sustainability appraisal on those topic areas. The Senior Planning Officer informed councillors that it had been concluded that the amendments did not fundamentally alter the conclusions drawn at the draft stage regarding the sustainability of the policies.

Recommended:

That the sustainability appraisal of the DCSPD, as amended following the public consultation at the draft DCSPD stage, be approved for publication.

1320

Management of Housing Land Release

The Chair informed councillors that shortly before the committee meeting began, a letter had been received from Cunnane Town Planning in connection with this item.

The Head of Service – Legal and Democratic Services advised councillors that because the letter had been received so late, it might be prudent to

defer discussion on this matter until the full Council meeting on 19 December 2006. This would then allow councillors and officers to fully consider their response to the letter.

Councillors discussed the issue and decided that it would be more appropriate to discuss this matter at a later date.

Recommended:

That the issue surrounding the management of housing land release, with particular regard to the information contained within the letter from Cunnane Town Planners, be deferred to the next meeting of full Council.

1321

North Yorkshire County Council Draft Minerals and Waste Development Framework

The Senior Planning Officer informed councillors that the Minerals and Waste Development Framework (MWDF) was North Yorkshire County Council's (NYCC) policy document which linked directly to the Council's own policies on waste management and collection and the Council's planning policies. When adopted it would form part of the development plan for Selby District.

North Yorkshire County Council were consulting on options relating to the production of their MWDF, with a view to publishing preferred options for consultation later this year.

Councillors discussed in detail the recommendations laid out in the report, with particular regard to the proposed new quarrying areas laid out in the MWDF.

Resolved:

That the following responses be made to NYCC:

- (i) Option 2 of the general strategic waste management options be supported**
- (ii) Option 3 of the strategic locational waste management option be supported**
- (iii) The continuation of the Barnsdale Bar and Darrington waste management sites be supported**
- (iv) Option 2 of the strategic options for aggregate minerals be supported**

- (v) **The extensions to the four existing quarries are acceptable in principle subject to a justifiable need having been proved and normal planning and environmental safeguards.**
- (vi) **The Council strongly objects to the proposal's new quarrying areas and would wish to see them robustly resisted**
- (vii) **In the unlikely event of new areas being required within the timescales of the LDF documents, a comprehensive comparative impact assessment should be made available for consultation identifying all potential county-wide quarrying options in the areas of search. Sites should be selected sequentially working with minimum overall impact first**

1322

Referrals from Other Boards and Committees – Environment Board

Councillors considered the referral below from Environment Board on 23 November 2006:

- (a) Minute 1285 – Commercial Waste Prices 2007/08

Councillors were asked to approve commercial waste prices for 2007/08.

The prices for the Commercial Waste Service for 2007/08 reflected the costs and included the rise in disposal costs along with the increase in contractors' charges.

Recommended:

That the prices for the commercial waste service for 2007/08 be approved.

1323

Private Session

That in accordance with Section 100(A)(4) of the Local Government Act 1972, in view of the nature of the business to be transacted, the meeting be not open to the Press and public during consideration of the following items as there will be a disclosure of exempt information as defined in Section 100(1) of the Act as described in paragraph 3 of Part 1 of Schedule 12A to the Act.

1324

Referrals from Other Boards and Committees – Environment Board

Councillors considered the referral below from Environment Board 23 November 2006:

(a) Minute 1288 – Supplementary Estimate

Councillors received a request for a supplementary estimate to cover the costs of procurement of consultancy expertise in relation to environmental issues at the proposed waste management facility at The Maltings, South Milford.

Recommended:

That a supplementary estimate of up to £10,000 to cover the costs of procurement of consultancy expertise in relation to environmental issues at the proposed waste management facility at the Maltings, South Milford be approved.

1325

Issue Raised by Councillor Packham

Under minute 1316, Councillor Packham requested that an issue relating to capital receipt from a land sale be raised in private session. It was not possible to raise the issue under private session, however, as Councillor Packham had to leave the meeting early.

1326

Continuation of Meeting

Councillors were informed that the meeting had been running for three hours.

Resolved:

That the meeting continue for the remaining item.

1327

Civic Centre Condition Survey

The Strategic Director advised councillors on the findings of the Civic Centre condition survey undertaken through NYCC Building Design and Management.

Councillors discussed the report and the work that needed carrying out to the Civic Centre.

Recommended:

That officers identify and seek funding for those repairs which are considered essential to health and safety requirements and which are necessary to be carried out in advance of the Council vacating the building.

The meeting closed at 7:20pm

AGENDA ITEM NUMBER: 10

PUBLIC SESSION

TITLE : LSP UPDATE
TO : COUNCIL
DATE : 19 DECEMBER 2006
BY : CHIEF EXECUTIVE
AUTHOR : MARTIN CONNOR

1. LINK TO COUNCIL POLICY

- 1.1 Council policy is to support the Local Strategic Partnership (LSP) in pursuing a partnership approach to securing an improved quality of life for those who live and work in the District.

2. PURPOSE OF REPORT

- 2.1 To update councillors on the work of the LSP.

3. LINK TO CORPORATE AIMS AND PRIORITIES

- 3.1 ***How does this link to the Council's themes and priorities?***

The delivery of the Council's themes and priorities is aided by the partnership working of the LSP.

RECOMMENDATION

THAT COUNCILLORS NOTE THE REPORT.

4. IMPACT ON CORPORATE POLICIES

- 4.1 • Best Value

Joint working assists in the delivery of best value.

- 4.2 • Equalities

Joint working assists in reaching more diverse sections of our population.

- 4.3 • Community Safety and Crime Reduction

The report itself has no impact on Community Safety, though the actions of the LSP and the Community Safety Partnership as one of its four sub-

groups have an impact.

- 4.4 • Procurement

No direct impact.

- 4.5 • Risk Management and Risk Register

No direct impact.

- 4.6 • Sustainability

No direct impact.

- 4.7 • Gershon Efficiency Savings

No direct impact.

5. EXECUTIVE SUMMARY

- 5.1 Councillors have asked for a regular report of the work of the LSP. This report sets out the main issues arising and progress made since the last report in September 2006.

6. SUPPORTING INFORMATION

- 6.1 As councillors will be aware, the LSP meets on a quarterly basis and conducts the bulk of its work through four sub-groups:

- Social
- Economy
- Environment
- Community Safety

Reports from the sub-groups are included at Appendix A.

- 6.2 At the meeting of the full LSP in September, the partners discussed the following:

- Climate Change
- Local Area Agreement
- Integrated Risk Management Programme – Fire and Rescue Service
- Work of the Subgroups
- Partner Updates

- 6.3 Councillors are asked to note the report.

7. FINANCIAL IMPLICATIONS
 - 7.1 There are no financial implications.
8. BACKGROUND DOCUMENTS
 - 8.1 Minutes of the LSP and sub groups.

Selby District Local Strategic Partnership
Subgroup Updates at December 2006 meeting of Council

Economy Sub-Group

The group has begun to address the Community Economic Development Strategy and has agreed the next revision should focus on four key actions: - Skills, Image, Renaissance and Premises. All four will be standing items on future agendas, and each future meeting will focus on one element with regular updates on the other three.

The potential of a research programme to the Area Learning Partnership (ALP) has been raised. The ALP agreed this would be useful subject to funding being available. A research brief was developed and circulated prior to the ALP meeting in September.

The "Image" was looked at and it was agreed the focus should be on Financial and Business Services and Science with Culture as a cross cutting theme. A re-branding to intelligent Selby (iSelby) was also agreed.

Social Sub-Group

Community Investment Partnership (CIP) has really taken off locally with lots of visible results for people to see. Various bids for small amounts of funding to help small projects have been submitted. There has been increased interest as people get confidence from seeing other people's successes. The Joint CIP group has submitted a bid to the British Urban Regeneration Association for an award.

This group continues to work closely with the Community Safety Partnership, Extended Schools and others to actively engage community areas. Community Safety Joint Action Groups (JAGs) covering each CIP area have been rolled out. Each meeting has identified a couple of key priorities for action over the next three months, and progress will be reported back for discussion at the next quarterly meeting.

The Partnerships for Older People's Projects' (POPPs) main aims are saving avoidable admissions, having an integrated team to deliver services and better ways to improve wellbeing. The Selby project, officially launched on 21st November has four main themes: -

- A single access point
- Proactive case finding
- Multi-agency assessment team
- Generic workers (Community Support Practitioners)

The intention is to have around 120-130 clients who will be supported by about 12 Community Support Practitioners across the District.

The group has been working on the development of a Community Furniture Store. It was noted how this service contributed towards the need to reduce landfill. The supply of furniture has been good, but the demand has been slow. The group is

looking at new advertising opportunities and ensuring information is distributed. An information pack is also being developed.

Negotiations with Government Office on the North Yorkshire Local Area Agreement (LAA) are continuing following the submission on 15th September 2006. Some local delivery and performance management arrangements are still unclear. The main message from the last consultation event was about using the LAA to tackle inequalities. This group is to look at what individual services can do to meet each of the priority areas.

Environment Subgroup

Street-scene and open spaces

Currently the grounds maintenance contract (to run until Sept 2009) is out to tender.

Groundwork Selby have been contracted to review the current position and what needs to be developed.

Countryside Management and Biodiversity

Partnership arrangements for Countryside Management are still being pursued, and it is expected that the future planning of areas such as Barlow Common will be considered alongside other schemes affecting the wider countryside.

It is likely that biodiversity will be key to the LAA and each of the seven district authorities will be expected to produce an action plan.

Waste Minimisation

Following on from the adoption of the Waste Minimisation, Management & Recycling Strategy 2006 – 2010: -

“New figures show a massive reduction in the amount of waste being sent to landfill between April and August this year - thanks to the efforts of Selby District residents and businesses to reduce, re-use and recycle their waste.

....The total reduction is the equivalent of stopping enough waste to fill 25 articulated lorries from going into landfill.....

....The figures show that residents are recycling more, but also making efforts to produce less waste in the first place....”

Press Release – Resident’s Record for Reducing, Re-using and Recycling

Climate Change

It was noted that Selby District Council has now signed the Nottingham Declaration, committing to improving its performance. Climate change was put forward as a potential issue to be included in the North Yorkshire Improvement Partnership Community Leadership Action Learning.

Sustainability

Further work on the co-ordination and understanding of sustainability needs to be developed and a suitable framework for sustainability appraisal needs to be sought out.

Some authorities have employed teams of people to manage sustainability, but it was suggested that it should be everyone's responsibility.

Community Safety Partnership

The co-location of police and community safety teams is being looked at in greater detail. The Youth Offending Team (YOT) is also considering co-location.

Safe Neighbourhood Sweeps

Selby District Council, along with the police, launched the Safe Neighbourhood Sweeps initiative, aiming to address anti-social behaviour in neighbourhoods across the district. The project involves the Council's Anti-social Behaviour (ASB) Officer working with a dedicated police constable and other partners to go out to neighbourhoods, identify and deal with anti-social behaviour problems, and link in with a range of available partner interventions to address the identified local community safety concerns.

The initiative fits in with a range of national and local drivers, including the national 'Cleaner Safer Greener' communities agenda, the Clean Neighbourhoods and Environment Act 2005, the Selby District Council strategic theme to promote community safety and a local need to address criminal damage.

The initiative so far has received largely positive feedback from councillors and parish councils and the desire to engage and work together in addressing these types of issues at a local level has been very encouraging.

Acquisitive Crime

No Cold Calling Zones – This project aims to reduce potential bogus doorstep callers, particularly where there are older or vulnerable people. This initiative is continuing and has been rolled out to communities in Eggborough, Whitley and Kellington.

Violent Crime

Partnership members attended a domestic violence conference, hosted by the Association of Voluntary Services. The conference focused on the data collected around domestic violence by all agencies and how this could be better shared to tackle individual cases of domestic violence and also build up a clearer picture of the extent of the problem in Selby District.

Anti-Social Behaviour

The latest crime figures have shown an increase in cases of criminal damage across the district. Initial analysis has highlighted a number of hotspots and we will work with partners to look into and address these.

Accident Prevention

Drive Alive Project - The Drive Alive scheme was run giving road safety and drink or drug driving warning messages to year 11 students who may shortly be learning to drive.

Electric Blanket Project - Trading Standards, working with the Fire Service and Council's Community Safety Officer have run an event at the Partnership-funded Community Policing Base in the Flaxley Road area of Selby, testing old electric blankets for safety, and replacing dangerous ones for new.

Fear of Crime

Community Safety Joint Action Groups - All meetings for each of the six groups took place in October / November and partners are looking at ways to tackle problems identified.

Drugs and Alcohol

The new young persons drug misuse base in Finkle Street has been functional since April 2006 but was officially opened on November 4th 2006.

Pubwatch Beer mats and posters - A new campaign has gone into pubs and clubs to raise awareness of the implications of drunken disorder and the bans imposed by Pubwatch. The campaign is simple but gets a clear message across that if you cause disorder in or around a pubwatch pub, you will be banned from all of the pubwatch pubs.

Drug and alcohol publications for young people and parents - separate publications have been produced for young people and their parents that give relevant advice and contact details for local services to address drug and alcohol problems.

Youth Action

In targeting young people, posters have been delivered to all high schools in the district highlighting a number of issues including personal safety, fire issues, dealing with bullying and drugs and alcohol.

Young Voices Event - The end of September saw the Young Voices event taking place, at Selby Abbey and involved showcasing of children and young peoples services from a wide range of partner agencies.

Local Area Agreement (LAA)

All of the subgroups have been engaged in the development of the LAA, which is to be submitted on 1st December 2006. Sub-Groups will be reviewing action plans to re-align priorities and targets after submission. A review of the Selby District Local Strategic Partnership Agreement is also underway.

Council Agenda Item 8

Referral from Policy and Resources Committee 28 November 2006

Page 52 of the Council Agenda

Minute 1320 - Management of Housing Land Release

The Chair informed councillors that shortly before the committee meeting began, a letter had been received from Cunnane Town Planning in connection with this item.

The Head of Service – Legal and Democratic Services advised councillors that because the letter had been received so late, it might be prudent to defer discussion on this matter until the full Council meeting on 19 December 2006. This would then allow councillors and officers to fully consider their response to the letter.

Councillors discussed the issue and decided that it would be more appropriate to discuss this matter at a later date.

Recommended:

That the issue surrounding the management of housing land release, with particular regard to the information contained within the letter from Cunnane Town Planners, be deferred to the next meeting of full Council.

AGENDA ITEM NUMBER: 17

PUBLIC SESSION

TITLE : MANAGEMENT OF HOUSING LAND RELEASE
TO : POLICY AND RESOURCES COMMITTEE
DATE : 28 NOVEMBER 2006
BY : HEAD OF SERVICE - PLANNING AND ECONOMIC DEVELOPMENT
AUTHOR : TERRY HESELTON /RON ASPINALL

1. LINK TO COUNCIL POLICY

1.1 The report links directly to the Council's housing land release policy as set out in the adopted Selby District Local Plan (SDLP).

2. PURPOSE OF REPORT

2.1 To chart recent progress in implementation of the Council's current policy on housing land release and to reaffirm continuation of current policy until the Core Strategy has sufficiently evolved to be given a substantial degree of weight.

3. LINK TO STRATEGIC THEMES AND CORPORATE PRIORITIES

3.1 ***The report links particularly to the strategic theme of Organising to Deliver (in this case delivering housing), but also indirectly to Protecting the Environment, Healthier Communities and Promoting Prosperity. Recent high levels of new housing completions have contributed to regeneration of the market towns, particularly Selby and Sherburn and assisted in creating more local needs housing through the affordable housing contribution on new larger sites.***

RECOMMENDATION

- i) In view of the current supply of housing land the Council considers that there is no justification for releasing any "Phase 2" housing sites until the broad distribution of future new development is established through the core strategy, unless future monitoring indicates a need for earlier release.**
- ii) The Housing Delivery Supplementary Planning Document be deleted from the LDS.**

- iii) **The council continues to support development on previously developed windfall sites in principle , and to resist development on greenfield sites, in accordance with adopted SDLP policies H1, H2A, H6 and H7.**
- iv) **Proposals for development on windfall sites be carefully scrutinised to determine whether they are genuinely previously developed land, in accordance with national guidance, and that where development on previously developed land is proposed, including garden curtilages, particular regard be given to protecting the form and character of settlements , in accordance with SDLP policies ENV1, H2B, H6 and H7.**

4. IMPACT ON CORPORATE POLICIES

- 4.1 • Best Value
The report suggests an amendment to the previously agreed Local Development Scheme (LDS) which avoids the need for an early Housing Delivery Supplementary Planning Document (SPD). This will allow scarce resources to more productively concentrate on producing the Core Strategy Development Planning Document (DPD). Meeting LDS on the Core Strategy will assist in the achievement of Best Value targets.
- 4.2 • Equalities
The report has little impact on this topic, other than to note that the Council is meeting its prescribed targets for house construction.
- 4.3 • Community Safety and Crime Reduction
No impact
- 4.4 • Procurement
No impact
- 4.5 • Risk Management and Risk Register
No impact
- 4.6 • Sustainability
Housing delivery in terms of scale and distribution is an important element in the Council's aim of encouraging Sustainable Communities.
- 4.7 • Gershon Efficiency Savings
No impact

5. EXECUTIVE SUMMARY

- 5.1 The Councils Annual Monitoring Report assesses progress in implementing housing delivery policies in the adopted SDLP. At the end of March 2006 there were commitments for just over 3000 dwellings, which on the basis of the 400 per annum draft Regional Spatial Strategy (RSS) requirement is equivalent to almost an 8 year supply.
- 5.2 The latest Housing Trajectory produced in conjunction with the AMR has been included as Appendix 1 of the report. The trajectory indicates that the Council will continue to exceed its delivery target in the short term with building rated set to fall thereafter as the large pool of sites, including SDLP Phase 1 sites, are built out.
- 5.3 In the light of the current housing supply situation the report indicates that there is no overriding reason to release SDLP Phase 2 sites in advance of the development of Core Strategy policies to determine the future distribution of development and control the release of land, (unless future monitoring indicates otherwise). It is also no longer considered necessary to proceed with, what would have been a resource intensive, interim Housing Delivery SPD.
- 5.4 SDLP Policy H2A permits the release of previously developed land within Development Limits for housing purposes. Windfall permissions have been running at over 200 dwellings per annum in recent years and it is therefore a major contributor to the supply. The growing short-term surplus of dwellings above the Draft RSS target does suggest that there is a need for a review of this policy. However, this is a matter which will be addressed in the Core Strategy and in the light of the immediate timescale for production of that Strategy, it is suggested that any procedures to make an interim amendment to this policy through an SPD would not have any significant benefit. It is therefore recommended that the Council continues to support development on brownfield windfall sites in principle, in order to support regeneration initiatives, while resisting development on greenfield sites, in accordance with current adopted policy.
- 5.5 The report also addresses concerns about the impact of current policy on the form and character of settlements since its introduction, and suggests ways in which its implementation can be tightened to avoid undue sacrifice of the character of settlements.

(For greater detail see the main report)

6. SUPPORTING INFORMATION

- 6.1 In accordance with the plan, monitor and manage approach to planning for future development, the Council's Annual Monitoring Report assesses progress in implementing Policies H1 and H2A in the approved Selby District Local Plan.
- 6.2 Policy H1 provides a housing delivery target to be met, equivalent to 620 dwellings per annum between February 2005 and December 2006 and Policy H2A indicates that this should be achieved through release of SDLP "Phase 1" sites identified in the policy, together with development coming forward on previously developed land within the defined Development Limits of settlements. The policy also indicates that 'Sites allocated in Phase 2 of the policy will only be released after 2006 and only if monitoring shows a potential shortfall in relation to the then current required annual delivery rate in the Regional Spatial Strategy.'

Housing Land Supply

- 6.3 The most recent round of monitoring indicates that at the end of March 2006 there were commitments for just over 3000 dwellings, which on the basis of the 400 per annum Draft Regional Spatial Strategy requirement, is equivalent to almost an 8 year supply. This is a particularly healthy situation since current PPG3 only requires local authorities to identify a 5 year supply of land through their development plans. Emerging PPS3 includes a similar requirement to ensure the delivery of the first 5 years of the housing trajectory, with the following 10 years identified either through specific allocations or through broad demarcation of future growth areas in the Core Strategy.
- 6.4 A revised Housing Trajectory has been produced as part of this year's Annual Monitoring Report, which is included as Appendix 1 to this report. (The AMR is reported to this meeting as an information item).
- 6.5 The trajectory indicates that the Council met the Local Plan delivery target during the 12 months April 2005 to March 2006 and will in all probability exceed this by a greater margin over this current year 2006/2007. It also indicates that beyond 2006/7 building rates are likely to fall as the large backlog of commitments and the Phase 1 sites become built out. However, Graph 3 of the trajectory does illustrate that there will be a substantial supply of completed dwellings over and above the Draft RSS requirement of 400 dwellings per annum (2004 – 2016). This over supply is likely only to come into balance towards the end of that period, if current policies remain unchanged over that period.
- 6.6 In the light of the current housing supply situation, described above, there is no overriding reason to programme the release of SDLP Phase 2 sites

in advance of replacement policies to control the release of housing land in the forthcoming Local Development Framework Core Strategy (unless future monitoring demonstrates otherwise). It is now therefore considered unnecessary to proceed with, what would have been a resource intensive, Housing Delivery SPD, which will allow resources to be more concentrated on achieving the earliest possible completion of the Core Strategy. The Committee is requested to endorse this approach which is supported by Government Office for Yorkshire and the Humber.

Windfall Development

- 6.7 A second element of Policy H2A permits the release of previously developed land within Development Limits for housing purposes. It is difficult to predict precisely how and when dwellings from this source will come forward. However windfall permissions have been running at over 200 dwellings per annum in recent years and it is therefore a major contributor to the supply. The growing short-term surplus of dwellings above the Draft RSS targets does suggest that there is a need for a review of this policy. However, it is a matter which will be addressed in the Core Strategy and in the light of the immediate timescale for production of that Strategy, it is suggested that any procedures to make an interim amendment to this policy through an SPD would not have any significant benefit. In addition imposing tighter restrictions on previously developed land would require a formal policy change and would undermine regeneration objectives, particularly in Selby. It is therefore suggested that the current policy with regard to windfall development on previously developed land remains unchanged prior to review in the Core Strategy, although the interpretation of this policy may require careful consideration in the light of current experience, as described below.

Impact on Form and Character of Settlements

- 6.8 Elected Members have previously voiced concerns that one of the side-effects of permitting development on previously developed land, particularly garden curtilages, has been the adverse impact on the form and character and local distinctiveness of villages. This concern has been echoed in the responses received to the Core Strategy consultation, particularly from bodies such as Parish Councils.
- 6.9 The current PPG3 makes reference to the need to have regard to how development within the curtilages of buildings relates to the surrounding area. It is indicated that this does not necessarily mean that all land within the curtilage of a building should be redeveloped e.g where the footprint of a building occupies only a proportion of the site. Draft PPS3 points out that although residential gardens are defined as brownfield land, this does not necessarily mean they are suitable for development. However, local planning authorities also need to have regard to the positive contribution intensification can make, for example in minimising the pressure for greenfield sites. Draft PPS3 also includes general design advice stating that new development should be of a high standard informed by its wider

context.

- 6.10 Policies H6 and H7 of the adopted Selby District Local Plan include the requirement that new development should not detract from the form and character of settlements. The policy basis to protect form and character does therefore already exist. In the light of the current healthy land supply situation within the District, Councillors may agree that the issue of form and character should be given particular weight.

Greenfield Windfalls

- 6.11 Following on from the above considerations it is suggested that the Council continues to strongly resist new build development on greenfield sites. Particular attention also needs to be paid to the definition of garden curtilages and agricultural buildings when considering proposals, including local evidence and recent planning history.

7. FINANCIAL IMPLICATIONS

- 7.1 The deletion of the Housing Delivery SPD from the LDS will produce non cashable savings by enabling other priorities, such as the Core Strategy and Selby Area Action Plan, to be progressed.
- 7.2 The policy restrictions on housing land release could have implications for fee income.

8. BACKGROUND DOCUMENTS

- 8.1
1. Selby District Local Plan - adopted February 2005
 2. Annual Monitoring Reports 2005 and 2006

Our Ref: SV/MCR/1731/SDC 281106

Adamson House, Towers Business Park
Wilmslow Road, Didsbury, Manchester M20 2YY
Tel: 0161 955 4770 Fax: 0161 955 4275
E-Mail: reception@cunnanetownplanning.co.uk

T Heselton Esq
Selby District Council
Civic Centre
Portholme Road
Selby
North Yorkshire
YO8 4SB

28 November 2006

Dear Mr Heselton

**POLICY AND RESOURCES COMMITTEE: AGENDA ITEM 17
MANAGEMENT OF HOUSING LAND RELEASE**

As you know I act for Samuel Smith Old Brewery (Tadcaster). I write further to my conversation at around 11.30am this morning with Colin Maplethorpe of your office. The purpose of the call was to check progress towards the preparation of the Supplementary Planning Document ("SPD") currently proposed within the Council's Local Development Scheme ("LDS") dealing with the issue of 'Housing Delivery'. Having now briefly read through the report to be presented to Committee this evening I wish to raise a number of points for the consideration of yourself and the Committee members.

I would stress that at this early stage that I have not had an opportunity a fully assess the implications and effects of the proposed resolution, and provide my comments without prejudice to further action or comment my client may wish to take.

Release of Phase 2 Sites

I note in your recommendation that you consider there to be sufficient supply of housing within the District, and no justification for the releasing the Phase 2 housing sites contained within the Selby District Local Plan ("SDLP"). My client fully supports this position although sees this primarily as a proper application of policy H2A rather than any particular change in District Council policy, necessitating a Committee Resolution.

Deletion of SPD: Housing Delivery

The second part of the report's recommendation proposes the deletion of the SPD: Housing Delivery from the LDS and is of great concern to my client. My last call through to your department confirmed that the SPD was still due for preparation and that, although it had slipped from the timetable set out within the LDS, the draft was likely to be issued late 2006/early 2007. It was with some surprise therefore that I came to be aware of the item to be presented to the Policy and Resources Committee this evening.

In paragraph 6.6 of your report you consider that because there is no need to programme the release of Phase 2 SDLP sites, there is no requirement for an SPD to control the delivery of SDLP Phase 2 sites within the District. I believe this conclusion misses the point I have previously made to you in correspondence (20 February 2006, attached), that there is a need

Partners:

Joe Cunnane BA (Hons), Dip TP, MRTPI, MIP
Ian Phillips BA (Hons), MRTPI
John Blackwell BA (Hons), Dip TP, MRTPI
Eamonn Prenter BA (Hons), Dip TP, MSc, MRTPI, MIP
Finbarr Barry BA (Hons), MRUP, MRTPI, MIP

Cunnane Town Planning is the trading name of
Cunnane Town Planning LLP.
Registered. no: OC318443.
Registered Office: 67 Strathmore Road,
Teddington, TW11 8UH

Also at:

Teddington: 67 Strathmore Road,
Teddington TW11 8UH
Tel: 020 8943 4032 Fax: 020 8977 8344
E-Mail: reception@cunnanetownplanning.co.uk
Galway: No 13, Galway Technology Park,
Parkmore, Galway
Tel: 091 735 040 Fax: 091 767 040
E-Mail: galwayinfo@csrlandplan.ie

Dublin: 3 Molesworth Place, Dublin 2
Tel: 01 661 0419 Fax: 01 661 0431
E-Mail: info@csrlandplan.ie
Cork: Copley Hall, Cotters Street, Cork
Tel: 021 496 9224 Fax: 021 496 9012
E-Mail: corkinfo@csrlandplan.ie

to manage the supply and delivery of housing land, not only through the control of allocations, but the control of the new planning permissions being granted (whether on brownfield sites or not).

The very fact that there is over 8 years supply of housing supply already committed within Selby District means that the Council have no control over the delivery of this housing resource. In paragraph 6.5 you confirm that the current trajectories will lead to a position of worsening oversupply until a peak in 2011. You then appear to propose that this over supply will then be eaten into until a 'balance' is achieved at some point well beyond your current projections. Consequently, I am of the view that no comfort can be taken from your projections that this oversupply can be used up and then 'balanced' with a corresponding level of undersupply to bring the District into line with RSS build rates by 2021.

In response to my previous letter to you, your letter of 7 March 2006 states:

"Any oversupply of housing in the early years of RSS can of course be balanced through greater restrictions in subsequent years"

Your historic reliance on 'the market' bringing forward a self-controlled level of brownfield housebuilding within the District is the exact antithesis of what the 'Plan, Monitor and Manage' approach is seeking to achieve. The Plan, Monitor and Manage' approach is intended to provide a mechanism for controlling the delivery of housing (not the delivery of allocations) within a District for the benefit of regeneration and sustainability objectives. How can the Council achieve this control when the current development plan framework provides no basis for restraining the development of urban brownfield sites which would otherwise be compliant with policy H2A of the adopted SDLP?

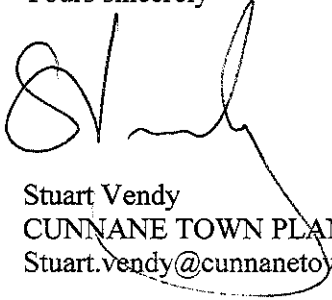
The production of an SPD could, and indeed should, be used as an opportunity to introduce a mechanism for bringing the current, worsening situation under control at the earliest opportunity, for the benefit of the sustainable development and good planning of the District. I can point to various examples within the North West region of Local Planning Authorities using an SPD to control the supply of non-allocated windfall housing (often referred to as "*Housing Moratoria Policies*") on the basis of much less than the current 8 year committed supply present within Selby.

Your apparent reliance on the adoption of the Core Strategy (programmed within the LDS for summer 2008) to introduce a controlling mechanism to housing supply leaves a minimum of an 18-month period of a worsening over supply whilst the emerging Core Strategy is being prepared. Of course this takes no account of further slippage in the LDS programme. If the production of an SPD is abandoned, as you currently recommend, the over supply problems faced by the District are only likely to be compounded during this period, making their eventual correction an evermore onerous task.

At the very least I seek the deferral of the Committees consideration of this matter in order that I may explore further with you the reasoning and justification for your recommendations, which following a brief reading of the report are of extreme concern to my client.

If you have any queries with regards the above I would be happy to explain further my views, however I'm sure you appreciate that it is important for me to get something through to you in writing before the Committee begins its consideration of the item.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart Vendy'. The signature is fluid and cursive, with a large initial 'S' and a long, sweeping underline.

Stuart Vendy
CUNNANE TOWN PLANNING
Stuart.vendy@cunnanetownplanning.co.uk

cunnane

town planning

Our ref: SV/MCR/1731/L05/Hesselton 200206

Adamson House, Towers Business Park
Wilmslow Road, Didsbury, Manchester M20 2YY
Tel: 0161 955 4770 Fax: 0161 955 4275
reception@cunnanetownplanning.co.uk

T Heselton Esq
Planning Policy Department
Selby District Council
The Civic Centre
Portholme Road
Selby
YO8 4SB

COPY

20 February 2006

Dear Mr Heselton

HOUSING LAND SUPPLY – SELBY DISTRICT

I write with regard to the above and in particular to the release of the annual Monitoring Report for the District Council, the associated Housing Trajectory Technical Paper and the Draft Regional Spatial Strategy for Yorkshire and the Humber.

I note with interest the level of housing completions between March 1995 and 2005, set out within Graph 8 of the Monitoring Report. It is clear that housing completions have been in the range of 300-400 dwellings per annum for the majority of this period, except for a drop in the 2001-02 year and a significant rise in the last survey year of 2004-2005. I note that in paragraph 6.21 the Monitoring Report considers that this recent increase in dwellings completed is a result of the planning permissions issued in the immediate preceding two years (i.e. since the release of the Local Plan Inspector's report in May 2002). The Monitoring Report then goes on to predict future housing completions, and projects completion rates forward from 2004-05 to 2007-08. It is clear from Graph 9 on page 21 of the Monitoring Report that already committed planning permissions, which are likely to be delivered between 2006 and 2008, are anticipated to exceed the draft RSS requirement (400 dwgs/pa) for the district by approximately 200% per annum. Paragraph 6.28 of the Monitoring Report acknowledges that during these years the projected housing completion level is expected to "substantially exceed the likely on-going Regional Spatial Strategy requirement".

It is clear that having completed the adoption of the Local Plan the authority have rightly begun to monitor their performance against the aims and objectives of that local plan. One of the primary aims for Policy H1 of the local plan is to ensure that after December 2006 the release of housing land will be managed to ensure that the annual build rate from the Regional Spatial Strategy will be complied with. The policy and supporting text fail, however, to provide a mechanism or thresholds for when the authorities should begin to "manage" housing land supply within the district.

My reason for writing is to seek clarification on how the local authority proposes to ensure that the existing level of over-provision against emerging RSS is not exacerbated by further grants

Partners:

Joe Cunnane BA (Hons), Dip TP, MRTPI, MIP
Ian Phillips BA (Hons), MRTPI
John Blackwell BA (Hons), Dip TP, MRTPI
Eamonn Prenter BA (Hons), Dip TP, MSc, MRTPI, MIP
Finbarr Barry BA (Hons), MRUP, MRTPI, MIP

Also at:

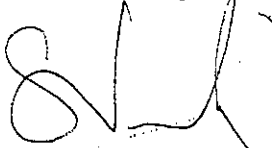
67 Straithmore Road, Uxbridge, Middlesex UY11 8UH
Tel: 020 8943 4032 Fax: 020 8977 8344
E-Mail: reception@cunnanetownplanning.co.uk
3 Mallesworth Place, Dublin 2
Tel: 01 661 0419 Fax: 01 661 0431
E-Mail: info@rslandublin.ie
Copley Hall, Cotters Street, Cork
Tel: 021 202 0224 Fax: 021 202 0112

of planning permission for significant residential development within the District between now and December 2006?

I am mindful of similar situations in the north-west and Leeds where, even where though adopted development plan is still being used for development control purposes, strict controls have been placed on the granting of new planning permissions through the issue of Supplementary Guidance, to avoid excessive overprovision against local RSS requirements. I have also recently worked in Leeds where the City Council have employed a variety of thresholds to define the level of overprovision and set out an appropriate policy response, including the restriction of planning permission for development of brownfield sites.

I trust the above is clear but please do not hesitate to contact me if I can be of any assistance or you have any queries. I look forward to hearing from you in the near future with regard to the above issue.

Yours sincerely



Stuart Vendy
CUNNANE TOWN PLANNING
stuart.vendy@cunnanetownplanning.co.uk

cc. M Bulter Esq, SSOBT
D Evans Esq, Pinsents

SELBY

IN THE VALE OF YORK

Selby District Council

Civic Centre, Portholme Road, Selby
North Yorkshire YO8 4SB. Tel: 01757 705101
Website: www.selby.gov.uk
DX27408 Selby

COPY

Please ask for: Terry Heselton

Your Ref: SV/MCR/1731/LOS/
HESELTON/200206

Dial Direct No: 01757 292091

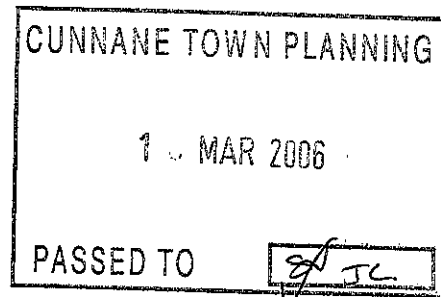
Our Ref: TRH/MC/FP/T32

Fax No: 01757 292090

E.mail: theselton@selby.gov.uk

07 March 2006

Mr S Vendy
Cunnane Town Planning
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY



Dear Mr Vendy

Thank you for your letter of 20th February, and I apologise for the delay in replying.

You are quite right that recent monitoring indicates a significant uplift in house-building in the District in comparison with recent years. However, while the housing trajectory published in the AMR does predict a continuation of this trend I have to say this is based on the best information available at the time, which generally reflects the expectations of house builders. As indicated in the AMR the results of the current (and future years) monitoring will be critical to understanding whether this is a realistic expectation or not. My own view is that the market cannot sustain house-building levels significantly higher than 400 d.p.a. in the Selby District, and that the short term increased level of house-building is highly desirable in order to address unsatisfied need, particularly for affordable housing that has existed for a number of years while building rates have been artificially suppressed.

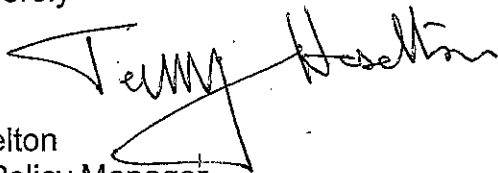
In response to the main issue raised in your letter, I would advise that it is intended to control future house-building levels initially through a 'housing delivering' SPD and subsequently a housing allocations DPD. You will see from the Council's current Local Development Scheme (which is available on our website) that the SPD was originally intended to be in place by the end of 2006. There has been some slippage in the programme and I anticipate the SPD will be adopted by April 2007.



Any over supply of housing in the early years of RSS can of course be balanced through greater restrictions in subsequent years.

I hope this satisfactorily addresses the points raised.

Yours sincerely

A handwritten signature in black ink that reads "Terry Heselton". The signature is written in a cursive style with a large, stylized initial "T".

Terry Heselton
Planning Policy Manager

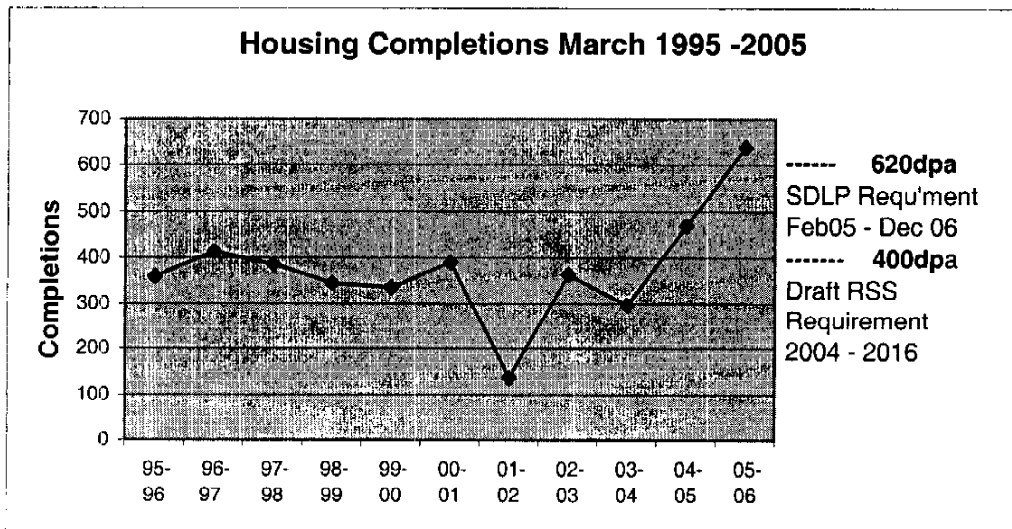
Cc Helen Drye

Housing Trajectory

- 6.18 As indicated in last years AMR, until the end of 2006, housing provision targets are set out in the adopted Selby District Local Plan. Beyond that they will reflect the emerging Regional Spatial Strategy (RSS), which has reached the Examination in Public stage and is expected to be issued in its final form next year. The District Council will establish the spatial distribution of new housing through its Local Development Framework Documents, which will be based on the final, approved RSS. The current trajectory therefore provides a baseline situation, which will influence the post 2006 requirements to be included in the Local Development Framework Core Strategy and other documents.

Recent Housing Completions

Graph 3 – Housing Completions 1995 -2006



Note

* Housing completions up to and including 2003/2004 must be taken as indicative only. In the later stages of the District Local Plan preparation process, detailed surveys revealed under enumeration in past years. An average correction factor has been applied to compensate and therefore the totals for individual years will not be strictly accurate.

- 6.19 Housing completions in the year to 31st March 2006 continued the strong growth in the previous year to exceed the adopted Selby District Local Plan target of 620 dwellings per annum.
- 6.20 As predicted in the AMR last year, new permissions granted for housing during the year increased the overall level of outstanding commitments that now stands at over 3000 dwellings. A major contribution was the permission granted at Staynor Hall, Selby for a potential 1200 dwellings over the next ten years or so. All District Local Plan Phase 1 sites are expected to have full

planning permissions with associated Section 106 agreements in place by the autumn of this year.

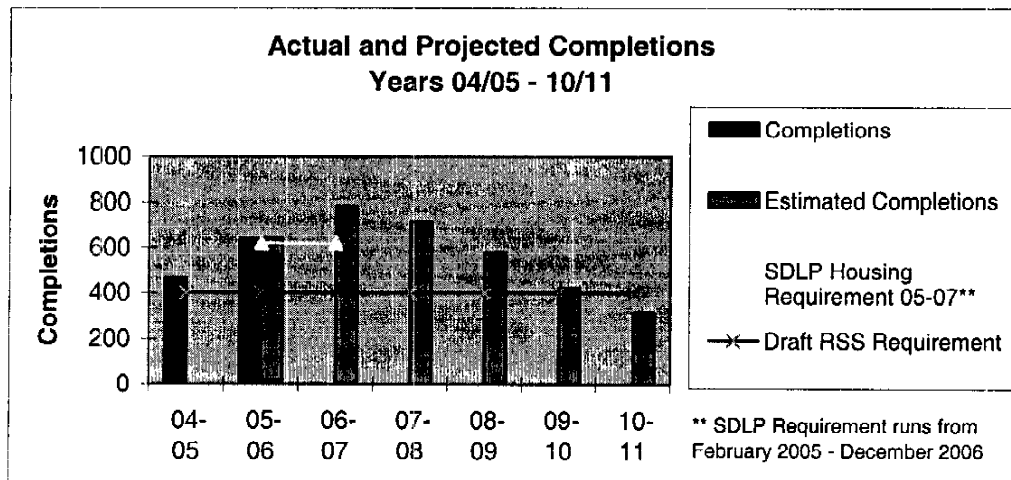
- 6.21 Notwithstanding the contributions from allocated sites, under existing policies, there continues to be a steady supply of 'brownfield' windfalls. 241 new dwellings were granted permission on small (under 15 dwellings) sites last year.

Future Housing Completions

- 6.22 Last year was the first attempt at developing a basic model to predict future house building. Last years prediction for the year 2005/6 was 644 dwellings that proved remarkably close to the actual 638 completions recorded by the Council's site monitoring surveys.
- 6.23 The methodology has continued to be refined, armed with the benefit of a further year's accurate monitoring. More extensive telephone checks with developers on their programmes for the larger sites of 15 dwellings or more (20 dwellings last year) have been undertaken this year.
- 6.24 Last year it was not considered appropriate to attempt to predict over a longer future period beyond 3 years as the Selby District Local Plan period finishes in 2006 and the Regional Spatial Strategy (RSS) requirement for the District had not yet been finalised. Following the publication of the Draft Regional Spatial Strategy, which includes provisional requirements to 2021 and the draft of a revised PPS3, which asks authorities to be sure of a five-year land supply, it is considered appropriate to attempt to predict housing delivery up to 31st March 2011. However until the Council's planning strategy beyond 2006 has been established through the new Core Strategy, which is currently being prepared, there is limited guidance from strategic planning policy in the medium term, which, in turn continues to make medium to long term forecasting difficult.
- 6.25 The information sources used are as follows:
- Outstanding planning permissions as at 31/3/2005
 - Outstanding planning permissions as at 31/3/2006
 - Sites/plots started at 31/3/2006.
 - Planning permissions 31/3/2005 – 31/3/2006.
 - Planning permissions 31/3/2006 – 30/6/2006.
 - SDLP Phase 1 allocations likely to be started before 31/3/2011.

A Housing Trajectory Technical Paper is available providing a commentary and explaining the background and assumptions behind the projections.

Graph 4 - Projected Housing Completions - Years 06/07 – 10/11



- 6.26 From the graph it can be seen that actual completions for year 2005/6 exceeded the SDLP requirement of 620 pa, with potentially higher levels, approaching 800 dwellings per annum expected in 2006/7 and around 700 dwellings in 2007/8. Last year, although very high figures were predicted from the land supply, it was considered more realistic in terms of marketing and construction capacity to cap the prediction for the years 06/07 and 07/08 to 800dpa. This years' predictions based upon the latest information has reduced those high peaks. In the light of these reduced estimates and the confidence in the model produced by the closeness of last year's predicted and actual figures, it is not considered necessary to cap the current predictions. The 2008/9 construction levels are also expected to be high and it is not until year 09/10 that levels fall to the ongoing Regional Spatial Strategy requirement (400dpa in the Draft RSS).
- 6.27 As discussed in last years AMR, there is clearly now a land supply, which will permit high levels of house building within the District over the next 2 to 3 years. Despite some reduction in last years predictions pre-2008, if current policies are continued, there will be a substantial surplus of completions over the underlying Draft RSS target by 2011 (Graph 5), which will limit the need for further early land releases of Phase 2 allocated sites through the Local Development Framework.
- 6.28 In response to the current high level of commitments, the Council will continue to strictly control the release of housing land (which will be restricted to previously developed land within development limits) in accordance with Policy H2A of the adopted SDLP, until monitoring demonstrates a need to top up existing commitments.

Graph 5 - Projected Cumulative Difference Between Completions and Housing Requirement

