

Officer Update Note
Planning Committee 6th September 2017

Item 6.1

APPLICATION NUMBER:	2015/1217/FUL	PARISH:	20
APPLICANT:	Mr S Rogerson	VALID DATE: EXPIRY DATE:	4th November 2015 3rd February 2016 EOT 8/9/2017
PROPOSAL:	Erection of a food retail store (Use Class A1) and construction of a roundabout and access road, parking areas and associated infrastructure.		
LOCATION:	Staynor Hall Development, Bawtry Road, Selby		
RECOMMENDATION:	APPROVE		

One additional objection letter has been received as part of this application citing the following:

- Report reasoning justifying approval of the application under both this report and August report is muddled and is not credible,
- Applicant's addendum planning statement has not demonstrated any material considerations justifying departure from the development plan,
- Objector has approached the owner of the site with a view to acquiring the land to develop it for its lawful Class B Use,
- Proposal conflicts with the lawful allocation for the site within the Development Plan,
- Concludes granting of planning permission pursuant to the application would be perverse and irrational. Would submit a detailed proof to the Secretary of State on why it should be called in.

Item 6.2

APPLICATION NUMBER:	2015/1272/FUL	PARISH:	Selby Town Council
APPLICANT:	Mr S Rogerson	VALID DATE: EXPIRY DATE:	19th November 2015 14th January 2016 EOT 8/9/2017
PROPOSAL:	Proposed erection of a public house with restaurant (Use Classes A3 and A4) and manager's accommodation, roundabout with access, parking area and associated infrastructure		
LOCATION:	Staynor Hall Development, Bawtry Road, Selby		
RECOMMENDATION:	APPROVE		

One additional objection letter has been received as part of this application citing the following:

- Report reasoning justifying approval of the application under both this report and August report is muddled and is not credible,
- Applicant’s addendum planning statement has not demonstrated any material considerations justifying departure from the development plan,
- Objector has approached the owner of the site with a view to acquiring the land to develop it for its lawful Class B Use,
- Proposal conflicts with the lawful allocation for the site within the Development Plan,
- Concludes granting of planning permission pursuant to the application would be perverse and irrational. Would submit a detailed proof to the Secretary of State on why it should be called in.

Item 6.5

APPLICATION NUMBER:	2017/0177/FULM	PARISH:	Cawood Parish Council
APPLICANT:	Orion Homes Ltd	VALID DATE: EXPIRY DATE:	1st March 2017 31st May 2017
PROPOSAL:	Proposed residential development of 0.78 Ha to provide 23 no. dwellings with ancillary infrastructure, access road, parking spaces and garages		
LOCATION:	23 Ryther Road Cawood Selby North Yorkshire YO8 3TR		
RECOMMENDATION	APPROVE SUBJECT TO SECTION 106		

Corrections/ updates to the report

Paragraph 4.8.

- The report says there are two pubs whereas it is understood there are 3 although two have been up for lease for some time.
- The report also says there is a doctor’s surgery. It is understood that this was lost over 5 years ago.
- Since writing this report Utopia bus services on 23 August 2017 have ceased trading and no longer run the bus service to Cawood. However NYCC will be running a temporary reduced service on the 42 Selby to Cawood to York route starting 11 September and is to investigate longer term solution to the lack of services.

Para 4.56 – should say 23 not 24 dwellings

Further drainage condition recommended due to the comments from NYCC SuDs officer as follows;

Prior to the commencement of the development a scheme for the discharge of surface water from the site incorporating sustainable drainage details, shall be submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason:

To ensure the development can be adequately drained.

Item 6.6

APPLICATION NUMBER:	2017/0494/FUL	PARISH:	Brayton Parish Council
APPLICANT:	Linden Homes East Yorkshire	VALID DATE: EXPIRY DATE:	21st April 2017 21st July 2017
PROPOSAL:	Section 73 to vary condition number 17 (energy supply of the development) from planning application 2015/0367/FUL Proposed development of 125 no. dwellings with associated access from Barff Lane, landscaping, new footpath and drainage pond on land at		
LOCATION:	Street Record Barff Lane Brayton Selby North Yorkshire		
RECOMMENDATION	APPROVE		

Correction to the report

Paragraph 4.11, line 3 should say energy supply not energy demand.

The appeal related to a requirement for 10% of predicted energy requirement to be produced on or near the site from renewable energy resources.

Item 6.7

APPLICATION NUMBER:	2017/0427/FULM	PARISH:	Brayton Parish Council
APPLICANT:	Andy Cramer Linden Homes	VALID DATE: EXPIRY DATE:	25th April 2017 25th July 2017
PROPOSAL:	Revised Proposals for Phase 2 Element of Approved Residential Development 2015/0367/FUL - Full Planning Application by Linden Homes for the Erection of 111 no. dwellings		
LOCATION:	Street Record, Barff Lane, Brayton, Selby, North Yorkshire		
RECOMMENDATION	APPROVE SUBJECT TO s106		

The trigger point of the delivery of affordable housing is something that will be secured through the s106 agreement and the Deed of Variation to the original application.

My recommendation to Members is that phase 2 is separated into three parcels, which has an even distribution of affordable housing and that the applicant's cannot occupy more than 50 of the market units until all the affordable units have been completed and occupied for that particular parcel. The same principle should be secured for phase 1, which will be dealt with through the Deed of Variation.

Item 6.12

APPLICATION NUMBER:	2017/0230/FUL (8/17/62G/PA)	PARISH:	Cliffe Parish Council
APPLICANT:	Mrs Jill Kelly	VALID DATE: EXPIRY DATE:	6th March 2017 1st May 2017
PROPOSAL:	Section 73 application to remove condition 4 (Agricultural occupancy) of approval 8/17/62/PA Outline application for the erection of a farm bungalow at Dyon House Farm South Duffield.		
LOCATION:	Dyon Head Dyon Lane South Duffield Selby North Yorkshire YO8 6TQ		
RECOMMONDATION	REFUSE		

Additional comments have been received as part of this application these comments below are addition to those found on page 275 of the report.

These comments are summarised below:

- In short trying to sell with the clawback in place devalues the property way below the asking price.
- The various public comments, unfortunately don't seem to have grasped that if the condition is removed the seller will instantly raise the price. This whole application as it stands is just an attempt to maximum the value of their property, while cynically trying to create the impression that no one will buy it with the condition in place and hoping no one will notice their ploy.
- The recommendations of the independent Clubleys report should be implemented before giving further consideration to remove the condition.
- Without the clawback in place, then the price suggested around £80-100K would be reasonable, and would sell within a reasonable time frame without any need for the occupancy condition to be removed.