



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 7 NOVEMBER 2018**
Time: **2.00 PM**
Venue: **COUNCIL CHAMBER - CIVIC CENTRE, DONCASTER ROAD, SELBY, YO8 9FT**
To: **Councillor J Cattanach (Chair), Councillor D Peart (Vice-Chair), Councillor L Casling, Councillor I Chilvers, Councillor J Deans, Councillor R Musgrave, Councillor R Packham, Councillor P Welch and Councillor D White**

Supplementary Agenda

6. **Planning Applications Received – Applications Determined Under Delegated Powers (Pages 1 - 14)**

G Marshall

Gillian Marshall, Solicitor to the Council

Enquiries relating to this agenda, please contact Victoria Foreman on 01757 292046 or vforeman@selby.gov.uk.

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List of Planning Applications Determined Under Delegated Powers
 The following Planning Applications have been determined by officers under the scheme of Delegation

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2017/0753/OUT 8/79/1C/PA	Mr & Mrs Maunder	Field House 15 Orchard Close Appleton Roebuck York YO23 7DB	Outline application with all matters reserved for the demolition of an existing dwelling and the erection of up to eight dwellings	Refused 2 Oct 2018	Yvonne Naylor
2018/0094/DOC 8/20/763Q/PA	Linden Homes East Yorkshire	Barff Lane Brayton Selby North Yorkshire	Discharge of conditions 22 (Highways), 23 (Parking and on-site storage) & 24 (Travel Plan) of approval 2017/0427/FULM Revised proposals for phase 2 element of approved residential development 2015/0367/FUL - Full Planning Application for the Erection of 111 no. dwellings	Condition Decision 8 Oct 2018	Jenny Tyreman
2018/0369/FUL	Alpha Fab Limited	Sherburn Farm 17 Rythergate Cawood Selby North Yorkshire YO8 3TP	Proposed sub-division of existing property into two dwellings including a rear extension and roof conversion	Permitted 3 Oct 2018	Laura Holden
2018/0483/FUL	Mr Samuel Brereton	2 Simpsons Yard Millgate Selby YO8 3LF	Proposed erection of two three bedroom semi-detached dwellings	Refused 21 Sep 2018	Rebecca Leggott

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2018/0484/HPA	Mr Tim Wild	8 Queen Margarets Drive Byram Knottingley West Yorkshire WF11 9HR	Proposed part single storey part two storey side extension	Permitted 19 Sep 2018	James Broadhead
2018/0490/DOC	Westleigh Homes	Land adjacent Selby Road Eggborough Goole East Yorkshire	Discharge of conditions 5 (TPO), 7 (highways), 9 (Surface Water), 10 (Access), 11 (Visibility Splays), 12 (Visibility Splays), 13 (Highways), 15 (Surface Water), 16 (access, Parking, Manoeuvring & turning), 18 (off-street Parking), 20 (Construction Method Statement) & 21 (Noise) of approval 2017/1131/REMM Reserved matters application relating to access, appearance, landscaping, layout and scale of approval 2015/0356/OUT for residential development	Condition Decision 25 Sep 2018	Jenny Tyreman
2018/0491/DOC	Mr James Badham	Selby Road Eggborough Goole East Yorkshire	Discharge of conditions 5 (Surface Water) and 9 (Drainage) of approval 2015/0356/OUT Outline planning permission (with all matters reserved) for a residential development	Condition Decision 25 Sep 2018	Jenny Tyreman
2018/0501/DOC	Luke & Nicola Vardy	Berachah House Hull Road Hemingbrough Selby North Yorkshire YO8 6QJ	Discharge of conditions 3 (Materials), 5 (Landscaping) and 8 (Surface Water) of approval 2017/1325/FUL Proposed erection of a detached dwelling	Condition Decision 28 Sep 2018	Jenny Tyreman
2018/0529/LBC	Mrs Anne Cox	105 - 125 Gowthorpe Selby YO8 4HD	Listed building consent for replacement of existing timber framed single glazed windows to timber double glazed windows and to replace existing doors to	Permitted 28 Sep 2018	Rebecca Leggott

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2018/0565/FUL	Mr Julian O'Connor	12 Wistowgate Cawood Selby North Yorkshire YO8 3SH	Proposed demolition of a existing cottage and the erection of a replacement dwelling	Permitted 5 Oct 2018	Jenny Tyreman
2018/0575/HPA	Mr Richard Longbottom	Keepers Cottage Landing Road Gateforth Selby North Yorkshire YO8 9LG	Proposed refurbishment and extension to provide a six bedroom dwelling and associated parking	Permitted 5 Oct 2018	Jenny Tyreman
2018/0596/CPE	Mr & Mrs T Evans And Lightaway Ltd	Roebuck Barracks Green Lane Appleton Roebuck York	Lawful development certificate for conversion and extension of existing buildings to form single dwelling (as approved 23 December 2015 - 2015/0891/COU), excavation of ground for surface water drainage run and laying of 100mm drainage pipe to dwelling	Permitted 26 Sep 2018	Yvonne Naylor
2018/0608/COU	The Cambian Group	Kimberley Went Edge Road Kirk Smeaton Pontefract West Yorkshire WF8 3JS	Proposed temporary change of use from C3 (Dwellinghouse) to C3(b)	Permitted 12 Oct 2018	Mr Simon Eades
2018/0626/HPA	Mrs Debbie Guppy	Stoney Marsh 12 Ryther Road Cawood Selby North Yorkshire YO8 3TR	Erection of a garage with bedroom above following demolition of existing attached garage to the front	Permitted 26 Sep 2018	Rebecca Leggott

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2018/0633/COU	Mr Bruce Corrie	Thicket Priory Thorganby York North Yorkshire YO19 6DE	Change of use from country house to wedding venue	Permitted 5 Oct 2018	Andrew Martin
2018/0647/DOC	Orion Homes Ltd	The Poplars Brayton Selby North Yorkshire	Discharge of condition 02 (highways) of approval 2017/1356/REMM Reserved matters submission for details of access, appearance, layout, scale and landscaping for residential development of 44 no. dwellings on land to rear	Condition Decision 17 Oct 2018	Yvonne Naylor
2018/0651/LBC	Mr R A Sykes and Ms B M Sykes	Ouseview 46 Church End Cawood Selby North Yorkshire YO8 3SN	Listed building consent for replacement windows and external doors (with timber double glazed), conservation rooflights, new stairs proposed (to form better access to the bathroom), concrete steps to be replaced with stone and open up existing lounge fireplace	Refused 24 Sep 2018	Rebecca Leggott
2018/0661/FUL	Adina Developments Ltd	The Shieling Beech Tree Lane Camblesforth Selby North Yorkshire YO8 8HT	Proposed erection of a detached bungalow and detached single garage	Permitted 15 Oct 2018	James Broadhead
2018/0689/HPA	Georgie Kemp	47 St Andrews Walk Newton Kyme Tadcaster North Yorkshire LS24 9FA	Proposed realignment of garden wall and rear single storey extension	Refused 12 Oct 2018	James Broadhead

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2018/0713/DOC	Mr M Bradley	Mulberry Farm Butts Lane Lumby Leeds West Yorkshire LS25 5JA	Discharge of conditions 02 (materials), 04 (means of enclosure), 07 (foul and surface water) and condition 09 (contamination) of approval 2015/1263/FUL for erection of detached dwelling and garage following demolition of existing building	Conditions Part Discharged 18 Oct 2018	Laura Holden
2018/0753/DOC	Mr & Mrs Shaun Robson	Land and Building at Bloomhill Farm Howden Road Barlby Selby North Yorkshire	Discharge of conditions 05 (landscaping), 11 (drainage), 14 (contamination) and 15 (contamination) of approval 2017/0720/FUL for proposed demolition of existing buildings and the erection of a single dwelling	Conditions Part Discharged 25 Sep 2018	Laura Holden
2018/0762/TPO	Mr & Mrs Harker	9 Woodlands Escrick York YO19 6LU	Application for consent to dead-wood the Oak tree (T1) by 30% covered by TPO 1/1978	Permitted 10 Oct 2018	Jac Cruickshank
2018/0769/COU	Mr James Chapman	Saxton Grange London Road Saxton Tadcaster North Yorkshire LS24 9PE	Proposed change of use from agricultural barn to 2-bedroomed holiday accommodation	Permitted 8 Oct 2018	Irma Sinkeviciene
2018/0797/DOC	Viking Shipping	Viking Shipping Services Ltd The Goods Yard Ousegate Selby North Yorkshire YO8 8BL	Discharge of conditions 05 (boundary treatment), 07 (deliveries), 10 (CEMP), 11 (deliveries), 13 (drainage), 14 (foul and surface water), 15 (flow run off), 16 (surface water), 17 (sustainable urban drainage) and 18 (surface water drainage) of approval 2017/1243/FULM for proposed erection of a building which provides 1,155 sq m of warehouse space and 422 sq m of office space	Conditions Part Discharged 27 Sep 2018	Jac Cruickshank

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2018/0806/HPA	Mr & Mrs Knightley	Fold Yard House Old Boys School Lane Cawood Selby North Yorkshire YO8 3TY	Proposed demolition of part of existing wall to form new access and construction of brick piers	Refused 21 Sep 2018	Jac Cruickshank
2018/0809/TCA	Selby District Council	Selby Park Park Street Selby	Application for consent to fell 31no various species of trees and to carry out a variety of works including the removal of dead wood, crown lifting to allow a clearance of 3.2m, removal of epicormic growth, crown thinning of up to 15% and treatment of ivy where present to 61no various species of trees within the conservation area	Permitted 1 Oct 2018	Laura Holden
2018/0814/FUL	Mr D A Platt	Manor Farm Manor Road Beal Goole East Yorkshire DN14 0ST	Proposed erection of general purpose agricultural building to use as potato storage following demolition of existing cattle shed	Permitted 11 Oct 2018	James Broadhead
2018/0817/FUL	Mr Ishver Parmar	2 Station Road Tadcaster LS24 9JG	Proposed erection of two storey detached dwelling	Refused 21 Sep 2018	Mr Simon Eades
2018/0825/HPA	Mr Paul McNamara	54 Sutton Lane Byram Knottingley West Yorkshire WF11 9DP	Proposed erection of ground and first floor extension to rear and erection of detached garage	Permitted 15 Oct 2018	James Broadhead
2018/0844/HPA	Mr Russell Todd	2 Newport Avenue Selby YO8 9DL	Proposed small kitchen extension and WC	Permitted 12 Oct 2018	Jac Cruickshank

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2018/0851/DOC	D Noble Limited	Land east of Richardson Court Hambleton Selby North Yorkshire	Discharge of condition 04 (materials) of approval 2018/0397/REM Reserved matters application relating to access, appearance, landscaping, layout and scale of approval 2017/0312/OUT Outline application for residential development with all matters reserved	Condition Decision 20 Sep 2018	Jac Cruickshank
2018/0859/COU	Mr C Smith	Violet Hill Farm Moor Lane Ryther Tadcaster North Yorkshire LS24 9EJ	Retrospective change of use for continued siting of a log cabin within existing domestic curtilage for use as a self-contained annex in connection with the residential occupation of Violet Hill Farm	Refused 15 Oct 2018	Mr Simon Eades
2018/0861/COU	Poochie Park	Manor Garth Bishopdyke Road Sherburn In Elmet Leeds LS25 6HP	Retrospective change of use of land to an outdoor dog exercise facility and the proposed change of use of an outbuilding to be used for selling pet supplies, dog grooming facility and on site refreshments which are to be ancillary to the outdoor dog exercise facility	Permitted 12 Oct 2018	Mr Simon Eades
2018/0869/DOC	Mr S Newey	Bridge Farm Hull Road Osgodby Selby North Yorkshire YO8 5HX	Discharge of conditions of 05 (Surface water), 07 (Contamination) & 08 (Contamination) of approval 2018/0021/FUL Proposed conversion of a barn to a house with extensions to the rear following demolition of existing portal frame barn and single storey rear lean-to's	Condition Decision 25 Sep 2018	Jac Cruickshank
2018/0873/DOC	Mr Simon Spinks	Oxford Grange Church End Cawood Selby North Yorkshire YO8 3SN	Discharge of condition 08 (surface water) of approval 2016/0203/FUL Proposed erection of agricultural barn on agricultural land to rear	Condition Decision 25 Sep 2018	Laura Holden

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2018/0882/HPA	Mr & Mrs B. A. Steen	41 Broad Lane Cawood Selby North Yorkshire YO8 3UF	Proposed alterations and extensions	Permitted 2 Oct 2018	Jac Cruickshank
2018/0883/HPA	Mr & Mrs Owen Hughes	Green Garden Herbs And Plants 13 West Bank Carlton Goole East Yorkshire DN14 9PZ	Proposed erection of porch to front	Permitted 8 Oct 2018	James Broadhead
2018/0891/HPA	Brad Gardiner & Lauren Bell	3 Hillcrest Tadcaster LS24 9LJ	Proposed alterations and extension to form dormer bungalow	Permitted 3 Oct 2018	Jac Cruickshank
2018/0896/HPA	Mr Lee Vairy	Blackthorn Farm Balne Moor Road Balne Goole DN14 0EN	Proposed erection of a garage/outbuilding to side/north of dwelling	Permitted 12 Oct 2018	James Broadhead
2018/0899/HPA	Mr David Brogden	Ainsty Cottage Marsh Lane Bolton Percy York YO23 7BA	Proposed erection of 2 storey (roof in roof) side extension	Permitted 1 Oct 2018	Irma Sinkeviciene

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2018/0903/FUL	Brotherton & Byram Social Club	Byram Park Social Club Kirkthorne Wood Old Great North Road Brotherton Knottingley West Yorkshire WF11 9DX	Proposed extension and alterations to sports changing rooms to provide additional rooms for servery, female change and referee change	Permitted 4 Oct 2018	James Broadhead
2018/0905/REM	D Noble Limited	Land east oOf Richardson Court Hambleton Selby North Yorkshire	Reserved matters application relating to access, appearance, landscaping, layout and scale of approval 2017/0312/OUT Outline application for residential development with all matters reserved	Permitted 28 Sep 2018	Jenny Tyreman
2018/0907/TCA	Selby District Council	Land at Prebendal Close Monk Fryston Leeds West Yorkshire	Application for consent to crown lift to create clearance of 5.2m to 4no Cherry trees within the conservation area	Permitted 16 Oct 2018	James Broadhead
2018/0913/TPO	Mr Hinchliffe	30 Hull Road Cliffe Selby North Yorkshire YO8 6NH	Application for consent to crown clean, remove dead, diseased and dysfunctional material over 35mm diameter, crown lift canopies to clearance levels 5.2m and crown thin by 15 - 20% to 2no Lime trees (T1 & T2) covered by TPO 16/1992	Permitted 25 Sep 2018	Jac Cruickshank
2018/0914/TPO	Mrs Emily James	Sorrel House Main Road Hirst Courtney Selby North Yorkshire YO8 8QT	Proposed 2 metre crown reduction (full) and 2.5 metres crown lift to 1 No Yew tree at front of property (T1) over footpath to manage tree's size in its location covered by TPO 7/1998	Permitted 4 Oct 2018	James Broadhead

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2018/0917/DOC	Swanhome Developments Ltd	East End Cottage Main Street Thorganby York North Yorkshire YO19 6DB	Discharge of conditions 02 (materials) and 14 (site compound) of approval 2016/1029/FUL for proposed demolition of existing dwellings, outbuildings and garages and the erection of 4 No residential dwellings, garages and associated works and infrastructure	Condition Decision 8 Oct 2018	James Broadhead
2018/0922/HPA	Mr & Mrs M Lee	20 Milford Way South Milford Leeds North Yorkshire LS25 5GJ	Proposed erection of single storey rear extension	Permitted 26 Sep 2018	James Broadhead
2018/0926/HPA	Mrs Theresa Fensom	1 Ashfield Villas Hillam Lane Hillam Leeds West Yorkshire LS25 5HN	Proposed erection of two storey extension to side of existing property	Permitted 11 Oct 2018	James Broadhead
2018/0930/TPO	Miss Diane Hurlley	The Cottage Garthends Lane Hemingbrough Selby North Yorkshire YO8 6QW	Application for consent to remove a branch from 1No Acacia tree covered by TPO 15/2003	Permitted 28 Sep 2018	Irma Sinkeviciene
2018/0932/FUL	Mrs Philippa McMullan	Hillgate House Hillam Common Lane Hillam Leeds West Yorkshire LS25 5HU	Proposed demolition of existing timber shed and erection of timber stables	Permitted 18 Oct 2018	Laura Holden

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2018/0937/HPA	Mr & Mrs Coates	26 Fieldside Court Church Fenton Tadcaster North Yorkshire LS24 9WA	Proposed erection of a single storey rear extension	Permitted 3 Oct 2018	Irma Sinkeviciene
2018/0938/DOC	Mr Mick Cliff	The Old Fire Station Park Row Selby YO8 4PR	Discharge of condition 03 (Materials) of approval 2018/0288/FUL Proposed balcony/deck over store and pitched roof to the side of building at Park Lodge	Condition Decision 8 Oct 2018	Jenny Tyreman
2018/0951/DOC	Mr P Hesp	The Shieling Beech Tree Lane Camblesforth Selby North Yorkshire YO8 8HT	Discharge of conditions 06 (percolation tests), 08 (construction method statement) & 09 (tree protection) of approval 2017/1291/FUL Proposed demolition of existing bungalow and erection of a detached dormer bungalow and detached double garage	Condition Decision 28 Sep 2018	James Broadhead
2018/0954/CPE	Mr Haigh	Grange Farm Fulham Lane Womersley Doncaster South Yorkshire DN6 9BW	Lawful development certificate for existing tennis court linked to existing farmhouse	Permitted 9 Oct 2018	Jenny Tyreman
2018/0956/TCA	Mr Dean	11 Dunelm Farm Close Riccall Selby North Yorkshire YO19 6FB	Application consent to reduce canopy to approx 1m above the primary stem union (approx 4.5-5m) above ground level to 1no Willow tree (T1) within the conservation area	Permitted 20 Sep 2018	Irma Sinkeviciene
2018/0959/HPA	Mr & Mrs Sayer	25 The Glade Escrick York YO19 6JH	Proposed two storey side extension and single storey annex extension following demolition of existing garage	Permitted 15 Oct 2018	Jac Cruickshank

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2018/0968/HPA	Mrs Nikki Rawlings	8 Curson Terrace Cliffe Selby North Yorkshire YO8 6NT	Proposed rear single storey and double storey kitchen / diner / games room extension plus two bedrooms to second storey	Refused 9 Oct 2018	Laura Holden
2018/0972/TCA	Mr Allister Booth	The Old Church House Main Street Appleton Roebuck York YO23 7DG	Proposed felling of 1 No Ash tree (A) and 1 No Cherry tree (B) in the conservation area	Permitted 26 Sep 2018	Irma Sinkeviciene
2018/0977/TPO	Mr John Ingham	6 Mansell Close Brayton Selby North Yorkshire YO8 9TP	Application for consent to carry out 25% crown reduction to 1no Oak tree (T04) covered by TPO 12/1984	Permitted 16 Oct 2018	Jac Cruickshank
2018/0981/TPO	Karen Renner Lewis	Chestnut House 3 Ulla Green Church Fenton Tadcaster North Yorkshire LS24 9RS	Proposed reduction by 25% (4 metres) to limb 1, reduction by approximately 2 metres to limb 2, crown lift canopy to height of 4m and crown clean removing any dead, diseased or dangerous limbs to 1 No Horse Chestnut (T9) covered by TPO 5/1998	Permitted 16 Oct 2018	Irma Sinkeviciene
2018/0989/TCA	Mr S Howson	21 Main Street Thorganby York North Yorkshire YO19 6DB	Proposed removal of 2 large limbs from 1 No Ash tree (T1) and reduce 2 No Hawthorns (T3 and T4) to 2.4384 metres	Permitted 28 Sep 2018	Jac Cruickshank
2018/0997/TPO	Mr Andrew Collinson	6 The Willows Hambleton Selby North Yorkshire YO8 9GU	Proposed crown lifting to 6 metres and removal of 2 large limbs to 1 No Ash tree (T10) and 4 metre crown lifting to 1 No Sycamore (Maple) (T11) covered by TPO 7/1995	Permitted 12 Oct 2018	Jac Cruickshank

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2018/1010/DOC	Mr Andrew Watson	Croftwood Park Lane Womersley Doncaster South Yorkshire DN6 9BJ	Discharge of condition 01 (materials) of approval 2010/0976/REM Reserved matters application for the erection of a detached dwelling and garage following outline approval 2007/0925/OUT (8/41/118C/PA)	Condition Decision 17 Oct 2018	James Broadhead
2018/1028/TCA	Mr & Mrs Murry	Church Barn Back Lane Hemingbrough Selby North Yorkshire YO8 6RL	Application for consent to remove 1no Willow tree within the conservation area	Permitted 17 Oct 2018	Jac Cruickshank
2018/1040/TPO	Ms Anne Coe	Angel Cottage Main Road Hirst Courtney Selby North Yorkshire YO8 8QT	Application for consent to crown lift up to 6 metres to balance the canopy of 1no Ash tree covered by TPO 1/2002	Permitted 18 Oct 2018	Jenny Tyreman
2018/1041/TCA	Mr Patrick Rowntree	8 St James Terrace Selby YO8 4HL	Application for consent to fell 3no Sycamore trees within the conservation area	Permitted 15 Oct 2018	Jac Cruickshank
2018/1052/TCA	Mr & Mrs Blythe	Stable Cottage Main Street Thorganby York North Yorkshire YO19 6DA	Application for consent to crown lift, reduce and shape by approximately 33% to 1no Ash tree (T1) and to remove and grind the stump out to 1no Hazel tree (T2) within the conservation area	Permitted 17 Oct 2018	Jac Cruickshank

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2018/1068/TCA	Mrs Janet Flint	Beckhouse Daw Lane Appleton Roebuck York YO23 7DL	Application for consent to crown lift to give a clearance of 5.2metres above the carriageway and 2.3metres above any footpath or highway verge to 2no Beech trees (T1 & T2) within the conservation area	Permitted 16 Oct 2018	Irma Sinkeviciene
2018/1107/DOC	Environment Agency	Wharfe Bank Contract Associates Limited Wharfe Bank Terrace Tadcaster Leeds LS24 9AN	Discharge of condition 03 (archaeology) of approval 2018/0735/LBC Listed building consent for proposed work to the flood embankment to tie into garden walls at 5, 7 and 9 Wharfe Bank Terrace	Condition Decision 28 Sep 2018	Ruth Hardingham