



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 5 JUNE 2019**
Time: **2.00 PM**
Venue: **COUNCIL CHAMBER - CIVIC CENTRE, DONCASTER ROAD, SELBY, YO8 9FT**
To: **Councillor J Cattanach (Chair), Councillor I Chilvers, Councillor R Packham, Councillor P Welch, Councillor M Topping, Councillor K Ellis, Councillor D Mackay, Councillor M Jordan and Councillor J Mackman**

Supplementary Agenda

5. Officer Update Note 5 June 2019 (Pages 1 - 4)

Janet Waggott

Janet Waggott, Chief Executive

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

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Agenda Item 5

Officer Update Note

Planning Committee – 5 June 2019

Item 5.1

| | | | |
|---------------------|---|-----------------------------|---------------------------------------|
| APPLICATION NUMBER: | 2019/0124/FUL | PARISH: | Appleton Roebuck Parish Council |
| APPLICANT: | Mr S Armstrong J Cox | VALID DATE: EXPIRY DATE: | 20th February 2019 17th April 2019 |
| PROPOSAL: | The erection of two single storey residential dwellings and new car port (Retrospective). | | |
| LOCATION: | Paddock Lodge Airfield Lane Acaster Selby North Yorkshire YO23 2PW | | |
| RECOMMENDATION: | REFUSE | | |

Corrections to paragraph 4.16 the report in terms of the footprint and volume calculations percentage increases

| BARN A | Original | New | Difference |
|--|-------------------------|------------------------------|------------------------|
| Footprint | 5.65m x 28m (158sqm) | 7.4m x 28.8m (213 sqm) | 55 sqm 34% increase |
| Height to Eaves | 2.05 – 2.45m | 2.5m | 0.05-0.45m |
| Height to Ridge | 3.4- 3.45m | 4.4m | 0.95-1m |
| Volume (Total measured Externally) | 451 sqm | 735 sqm | 284 63% increase |

| BARN B | Original | New | Difference |
|--|--------------------------|---------------------------|---------------------------|
| Footprint | 5.65m x 28m (158.sqm) | 7.4m x 28.6m (212 sqm) | 53.44 sqm 33% increase |
| Height to Eaves | 2.0 – 2.4m | 2.5m | 0.1-0.5m |
| Height to Ridge | 3.4- 3.45m | 4.4m | 0.95-1m |
| Volume (Total Measured externally) | 446 sqm | 730 sqm | 284 sqm 64% increase |

Additional information has been received from the applicant.

1. Firstly a new landscaping plan which provides for native hedge planting and tree planting around the site and points to where new tree planting has already occurred.
2. An updated Flood Risk Assessment report which corrects some wording and gives recommended finished floor levels.

It is considered that the planting will in time improve the overall impact of the development on the character and appearance of the area. However, the application is assessed on the basis of the current situation and this new plan does not change the assessment in relation to the Green Belt or the impact on the openness.

**Officer Update Note
Planning Committee – 5 June 2019**

Item 5.2

| | | | |
|---------------------|---|--------------------------------|---|
| APPLICATION NUMBER: | 2018/1170/FUL | PARISH: | Barlby And Osgodby Town Council |
| APPLICANT: | Mr Tom Richardson | VALID DATE: EXPIRY DATE: | 18th October 2018 13th December 2018 |
| PROPOSAL: | Proposed front and rear single storey extensions, raising of roof, changes to external fenestration and facade treatment. | | |
| LOCATION: | Rosegarth York Road Barlby Selby North Yorkshire YO8 5JP | | |
| RECOMMENDATION: | GRANT | | |

Following completion of the Officer's Report, To make members aware that for clarification, the proposal's description was amended from "Proposed erection of replacement enlarged dwelling" to "*Proposed front and rear single storey extensions (with rooms in the roof space), raising of roof, changes to external fenestration and facade treatment.*". The amended application description was re-consulted with no further comments received.

**Officer Update Note
Planning Committee – 5 June 2019**

Item 5.3

| | | | |
|---------------------|---|-----------------------------|---|
| APPLICATION NUMBER: | 2019/0147/OUT | PARISH: | Selby Town Council |
| APPLICANT: | Mrs Donaldina Ryan | VALID DATE: EXPIRY DATE: | 25 th February 2019 22 nd April 2019 |
| PROPOSAL: | Outline application for the erection of up to two self-build plots with all matters reserved. | | |
| LOCATION: | Land Off Friars Meadow, Friars Meadow, Selby | | |
| RECOMMENDATION: | REFUSE | | |

Following completion of the Officer's Report, it was noted there was an error on page 61, which states the Local Plan was to be adopted in 2019. Progress on the Site Allocations Local Plan has been delayed pending further technical work on the potential development options for Tadcaster. The Council is also considering the implications of the revised National Planning Policy Framework published in July. A revised Local Development Scheme which will set out the timescales for the next stages of the plan will be published in due course.

In considering all of the above it is not considered that this alters the assessment of the application.

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