



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 4 DECEMBER 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 (Vice-Chair)**

Supplementary Agenda

5. Officer Update Note (Pages 1 - 6)

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 4th December 2019

Item 5.2.

APPLICATION NUMBER:	2019/0108/FUL	PARISH:	Church Fenton Parish Council
APPLICANT:	Mr Bankes-Jones	VALID DATE: EXPIRY DATE:	11 th February 2019 8 th April 2019
PROPOSAL:	Proposed conversion of redundant agricultural buildings to provide two detached residential units (Use Class C3), with associated amenity, parking and garden space at land adjacent		
LOCATION:	Church Street Church Fenton Tadcaster North Yorkshire LS24 9RD		
RECOMMENDATION:	GRANT		

Since the Officers Report was written comments have been received from the Contaminated Land Officer which in summary raise no objections to the proposed development subject to conditions relating to: (1) Site Investigation, (2) Submission of a Remediation Scheme, (3) Verification of Remedial Works and (4) Reporting of Unexpected Contamination. This confirms that the officers conclusions regarding contaminated land are correct and that conditions, 6 (Unexpected Contamination), 10 (Site Investigation), 11 (Remediation Scheme and Verification) are justified.

In considering all of the above, this would not change the assessment made.

Officer Update Note

Planning Committee – 5th December 2019

APPLICATION NUMBER:	2019/0792/FUL	PARISH:	Barlby And Osgodby Town Council
APPLICANT:	Daniel Gath Homes	VALID DATE: EXPIRY DATE:	5th August 2019 30th September 2019
PROPOSAL:	Proposed erection of two pairs of semi-detached houses on Plots 19 to 22 (substitution of house types approved under 2018/0468/REMM)		
LOCATION:	Land To The North Of The Laurels The Laurels Barlby Selby North Yorkshire		
RECOMMENDATION:	GRANT		

Item 5.4

Following completion of the Officer's Report, it was noted that there was an error of page 59 of the agenda which incorrectly refers to the proposal as "a pair of semi-detached dwellings". This should state "Plots 19-22 which are the subject of the application are two pairs of semi-detached dwellings".

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

**Officer Update Note
Planning Committee 4th December 2019**

Item 5.7

APPLICATION NUMBER:	2019/0110/COU	PARISH:	Ryther Parish Council
APPLICANT:	Spinko Ltd	VALID DATE: EXPIRY DATE:	15 th February 2019 7 th July 2019
PROPOSAL:	Proposed change of use of land and buildings to that of a wedding venue including the creation of a total of 15 bedrooms for wedding guests, erection of 2 No lychgates, formation of a car park, demolition of some existing buildings, and formation of extension to accommodate 5 bedrooms, common room and kitchen to be constructed following the demolition of the pole barn		
LOCATION:	Far Farm Mill Lane Ryther Tadcaster North Yorkshire LS24 9EG		
RECOMMENDATION:	GRANT		

Since the Officers Report was written a number of consultation responses have been received from, the Ainsty Internal Drainage Board, Environmental Health and NYCC Highways.

Ainsty (2008) Internal Drainage Board - The IDB have raised concerns for the proposed development and have advised that the following information would be required prior to any permissions being granted:

- This includes details of surface water drainage which would not adversely affect the surface water drainage of the area and amenity of adjacent properties.
- Appropriate testing to consider the usage of soakaways (existing or newly constructed).
- Confirmation of permissions to discharge into an existing water course.
- Details of the existing capacity of the water course intended to be used and whether it can be demonstrated that there is currently positive drainage and a proven connection to the water course or sewer.

If the above can be satisfied the IDB would advise that the rate of discharge should be constrained at green field rates, as detailed within the planning comments submitted.

Environmental Health – Environmental Health have raised no objections, subject to the mixed residential and commercial uses within the application boundary being formally linked to the properties within the redline boundary. Further to this, the following informatives have been suggested by the EHO:

- 1) The applicant has indicated the use of a package treatment plant for the disposal of foul sewage. I would advise that the installation of a new foul drainage system will require building regulation approval in addition to appropriate consent to discharge issued by the Environment Agency. You may wish to consult the Environment Agency to ensure that the necessary consent will be granted.
- 2) The aggregated net rated thermal input of the biomass boiler is not specified and, therefore, may be subject to an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016.

NYCC Highways Canal Rd – NYCC Highways most up to date comments have raised no objections subject to a condition relating to the access and verge crossing construction requirements. Further to this, an informative has been suggested which relates to a separate license being required from the Highway Authority in order to allow any works in the adopted highway.

In summary, as the amendments consulted on relate to the redline boundary only, the consultation responses received remain unchanged to those already submitted and summarised within the officers report.

In considering all of the above, this would not change the assessment made.

**Officer Update Note
Planning Committee 04 December 2019**

Item 5.8

APPLICATION NUMBER:	2019/0325/FULM	PARISH:	Ulleskelf Parish Council
APPLICANT:	Bellway Homes (Yorkshire) Limited	VALID DATE: EXPIRY DATE:	5th April 2019 5th July 2019
PROPOSAL:	Proposed erection of 124 dwellings with open space and associated infrastructure following demolition of existing buildings		
LOCATION:	Brownfield Site 2 Leeds East Airport Busk Lane Church Fenton Tadcaster North Yorkshire		
RECOMMENDATION:	GRANT		

Since the report was written;

- All pre-commencement conditions have been agreed with the applicant as required by Section 100ZA of the Town and Country Planning Act 1990.
- The applicant has agreed to the contribution requested by the Highway Authority as referred to in the report at paragraphs 2.6 and 5.11. An appropriately worded Section 106 Agreement is to be completed before a decision is issued on this application and will make provision for resurfacing works to the footway on the west side of Busk Lane.
- Following receipt of revised plans, Condition 02 should read;

02. The development hereby permitted shall be carried out in accordance with the following approved plans

1903.02 Rev A Location Plan
1903.01 Rev W Planning Layout
R/2277/1D Landscape Masterplan
JO-2B-2SCB-E Joiner Elevations
JO 2B-2S-P1 Joiner Floor Plans
1903.TAI.01 Rev A Tailor (Twin)
1903.TUR.01 Rev A Turner
A/921/00/CB/02 Rev E Thespian Elevations
TH-3B-2S-P1 Rev A Thespian Floor Plans
BX-3B-2S-CB-E Baxter Elevations

BX-3B-2S-P1 Baxter Floor Plans
SC-4B-2S-CB-E Rev A Scrivener Elevations
SC-4B-2S-P1 Rev A Scrivener Floor Plans
A/1288/00CB/02 Rev C Milliner Elevations
MI-4B-2S-P1 Milliner Floor Plans
1903.CUT.01 Cutler
A/1356/00/CB/02 Rev C Bowyer Elevations
BO-4B-2SP1 Rev A Bowyer Floor Plans
LO-4B-2S-CB-E Lorimer Elevations
LO-4B-2S-P1 Lorimer Floor Plans
1903.PHI.01 Philosopher
1903.GOL.01 Goldsmith
1903.G.01 Various Garages
1903.B.03 Rev A Various Boundary Treatments
1903.B.02 Boundary Screen Fence
1903.B.01 Boundary Screen Wall

- The following additional conditions are recommended;

32. No development above slab level of the dwellings hereby approved shall commence until details of electric vehicle charging points for each dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved charging points shall be provided prior to occupation of each dwelling and subsequently retained for that purpose.

Reason; To encourage the use of low emission vehicles, in turn reducing CO2 emissions and energy consumption levels in accordance with Plan Policy SP15.

33. No development above slab level of the dwellings hereby approved shall take place until details of measures to facilitate the provision of high speed broadband for the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to occupation of each dwelling.

Reason; In the interests of providing a sustainable form of development and economic growth and in order to ensure compliance with paragraph 112 of the National Planning Policy Framework and Plan Policy SP12.

- At paragraph 5.16 of the report, the proposed Pumping Station is described as being “enclosed by a relatively modest hoop-topped fence and grassed”. Yorkshire Water, who will be adopting and thereafter maintaining the equipment, have confirmed that they require the area to be hard surfaced. Consequently, a hedge is to be planted alongside the fence to assist in softening the appearance of the installation.