



Meeting: **CEO URGENT DECISION SESSION - PLANNING**
Date: **WEDNESDAY, 1 APRIL 2020**
Time: **9.30 AM**
Venue: **CHIEF EXECUTIVE'S OFFICE**

Officer Update Note

1. **Officer Update Note – 1 April 2020 (Pages 1 - 4)**

Janet Waggott

Janet Waggott, Chief Executive

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

This page is intentionally left blank

Officer Update Note – CEO Urgent Decision Session - Planning 1 April 2020

Item 1.1

APPLICATION NUMBER:	2019/0311/FUL	PARISH:	Little Fenton Parish Council
APPLICANT:	Mr Andrew Cook	VALID DATE: EXPIRY DATE:	30th April 2019 25th June 2019
PROPOSAL:	Proposed conversion of and extension to a stable/garage block to create a residential property, erection of a detached garage, erection of stables and creation of manege		
LOCATION:	The Byre Sweeming Lane Little Fenton Leeds North Yorkshire LS25 6HF		
RECOMMENDATION:	MINDED TO GRANT		

Update from the Environment Agency – The Environment Agency have reviewed the submitted Flood Risk Information against the Standing Advice Note and have advised that there are no objections to the proposals in terms of flood risk, subject to a condition to ensure that finished floor levels are 300mm above ground level and 300mm of flood resilience measures are incorporated into the proposed development.

The finished floor levels of the development hereby approved shall be set at least 300mm above ground floor level and 300mm of flood resilience measures shall be incorporated into the proposed development.

Reason:

In the interests of flood risk and flood risk reduction and in order to comply with the advice contained within the NPPF and NPPG.

Update to Recommendation: In light of the above response from the Environment Agency, the recommendation of the application shall be updated as follows:

This application is recommended to be minded to GRANT, following the expiry of the consultation period and subject no new issues being raised and subject the conditions set out in the Officer Report and the additional condition set out in the Officer Update Note.

Item 1.2

APPLICATION NUMBER:	2019/0513/FUL	PARISH:	Church Fenton Parish Council
APPLICANT:	The Estate Of R F Dean (Deceased)	VALID DATE: EXPIRY DATE:	29th May 2019 24th July 2019 (Extension of Time to 6 th March 2020)
PROPOSAL:	Proposed erection of three detached dwellings following demolition of existing dwelling		
LOCATION:	Hilahgarth Main Street Church Fenton Tadcaster North Yorkshire LS24 9RF		
RECOMMENDATION:	REFUSAL BY MEMBERS		

Revised reasons for Refusal, changes shown in **bold**, following Member comments as follows:-

- 01 The proposed development of the site for 3 (no.) dwellings is not considered to be acceptable on highways grounds on the basis that the proposed introduction of three access points onto Main Street Church Fenton from the site would result in highway **safety** issues given the character of the road, surrounding uses, **on road parking**, and the speed of traffic using the road. As such the development is considered to be contrary to Policy ENV1 of the Selby District Local Plan (2005), Policy T1 **and T2** of the Selby District Local Plan (2005) and the NPPF.
02. The proposed development of the site for 3 (no.) dwellings represents overdevelopment of the site and will result **in** unacceptable long terms impacts on the trees subject of TPO 08/2019. Therefore the development is considered to be to be contrary to Policy ENV1 of the Selby District Local Plan (2005), Policy SP4 of the Core Strategy and the NPPF.”

Item 1.3

APPLICATION NUMBER:	2019/0883/FUL	PARISH:	Stutton With Hazlewood Parish Council
APPLICANT:	Kyme Homes	VALID DATE: EXPIRY DATE:	30th August 2019 25th October 2019
PROPOSAL:	Proposed demolition of existing bungalow and construction of 3no. new-build dwellings		
LOCATION:	Cranton Church Crescent Stutton Tadcaster North Yorkshire LS24 9BJ		
RECOMMENDATION:	Refusal		

Reason for Refusal 3 to be amended to read:

“The proposed development fails to preserve and enhance the character of the local area on account of the increased built form and increased density. The proposal is regarded as an over development of the site and contrary to Policy ENV1 (1) and (4), of the Selby District Local Plan, Policy SP 4 c) and d) and SP19 of Core Strategy, national policy contained within the NPPF and the Stutton Village Design Statement (Feb 2012).”

Please note typo para 1.1 of the report should refer to the settlement of Stutton not Sutton as written.

Item 1.4

APPLICATION NUMBER:	2019/1214/FUL	PARISH:	Selby Town Council
APPLICANT:	Selby Town Council	VALID DATE: EXPIRY DATE:	23rd December 2019 17th February 2020 (extension of time agreed until 3 rd April 2020)
PROPOSAL:	Proposed erection of a bee apiary		
LOCATION:	Cemetery Long Mann Hills Road Selby		
RECOMMENDATION:	MINDED TO APPROVE SUBJECT TO EXPIRY OF CONSULTATION PERIOD AND NO NEW MATERIAL CONSIDERATIONS BEING RAISED		

Update on the public consultation responses - A new site notice was posted on 6th March 2020 which expired on 27th March 2020. There were no representations received as a result of this advertisement.

Update on Flood Risk Assessment – Flood Risk Assessment has been submitted on 26th March 2020. Given the nature and scale of the proposed development FRA is considered to be proportionate to risk and the proposals comply with the Environment Agency’s Standing Advice Note. A condition requiring the development to be implemented in accordance with FRA is therefore considered necessary and appropriate.

Update on Recommendation: The application is recommended to be GRANTED subject to conditions as set out in the Officer’s report and subject to the additional condition as set out below:

The development hereby approved shall be carried out in accordance with the measures described in the Flood Risk Assessment received by the Local Planning Authority on 26th March 2020.

Reason:

In the interests of flood risk and flood risk reduction and in order to comply with the advice contained within the NPPF and NPPG.