



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 2 SEPTEMBER 2020**
Time: **2.00 PM**
Venue: **MICROSOFT TEAMS - REMOTE**
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 – Officer Update Note

5. Officer Update Note – 2 September 2020 (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 - 2 September 2020

Item 5.1

APPLICATION NUMBER:	2019/1343/EIA	PARISH:	Eggborough Parish Council
APPLICANT:	St Francis Group (Eggborough) Limited	VALID DATE: EXPIRY DATE:	8th January 2020 1 st October 2020
PROPOSAL:	Hybrid application for demolition of part of the former power station and ancillary buildings and its redevelopment (i) access into the site, internal roads, employment units, car parking, drainage infrastructure and landscaping and (ii) outline for the scale of redevelopment of the remainder of the site for employment floorspace, proposed buildings with ridge being between 9.5 metres and 24.5 metres, car parking, drainage infrastructure and strategic landscaping		
LOCATION:	Eggborough Power Station Selby Road Eggborough Goole Selby East Yorkshire DN14 0BS		
RECOMMENDATION:	Minded to Grant subject to referral to the Secretary of State		

Additional member representation received

Requesting that the application be deferred until which time that public speaking is available.

Deletion of Policy Reference

Paragraphs 4.7 & 6.7 - Reference to ENV 7 in the Policy section and conclusion needs disregarding as this is not a saved Policy in the Local Plan.

Additional Consultation responses received

Drainage (LLFA) response:

Based on the submitted information and the impermeable area plan supplied the LLFA is satisfied that the points of objection have been overturned and confirm that it has no further objections to the proposed drainage design. The LLFA has reviewed the proposed conditions and supports the inclusion of conditions 18, 19 and 20 to any permission granted.

Sport England – Sport England withdraws its holding objection to this application subject to the attachment of a planning condition as set out in the email below:

(Condition 23 of the recommendation.)

PROW - There is a short length of Public Footpath in the SW corner of the site . It is a unusual dead-end route that lies just outside the application site. This should not be obstructed either temporarily or permanently. If the development will permanently affect the route, then it might be more appropriate to extinguish it under T&CPA rather than try to divert it.

National Grid – still awaited.

Additional Letter of representation

1 additional letter of representation, which reiterated the disappointment over the loss of the railway and urged committee to reinstate the railway as part of this application.

Section 7 correction should read as follows:

RECOMMENDATION

- a) The Planning Committee resolves that they are minded to approve this application subject to the attached schedule of conditions.
- b) Authority is confirmed to officers to refer the application to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009 with the ~~Chief Executive Officer's~~ **Planning Committee's** resolution to support it.
- c) In the event that the application is not called in by the Secretary of State, authority is delegated to the Planning Development Manager to approve this application subject to the imposition of the attached schedule of conditions. That delegation to include the alteration, addition or removal of conditions from that schedule if amendment becomes necessary as a result of continuing negotiations and advice and provided such condition(s) meet the six tests for the imposition of conditions and satisfactorily reflect the wishes of the ~~Chief Executive Officer~~ **Planning Committee**.
- d) In the event that the application is called in for the Secretary of State's own determination, a further report will come to the Planning Committee.

Additional Informatives

1. Railway – The applicant is encouraged to continue talk with the Secretary of the Leeds Society of Model and Experimental Engineers with regards to installing a replacement model railway facility on the application site. Any such works would require a separate planning application.
2. Public Footpath- The applicant's attention is Public Footpath adjacent to the SW boundary of the application site. The PROW team advise that the PROW should remain free from obstruction at all times. For further information please contact CATO:northyorks.gov.uk.

Item 5.2

APPLICATION NUMBER:	2019/1344/FULM	PARISH:	Eggborough Parish Council
APPLICANT:	St Francis Group (Eggborough) Limited	VALID DATE: EXPIRY DATE:	6th January 2020 1 st October 2020
PROPOSAL:	Proposed change of use of land, formation of sports pitches and the erection of pavilions (use class D2) with car parking, landscaping and access on sites A and B off Wand Lane and Hazel Old Lane		
LOCATION:	Eggborough Power Station Selby Road Eggborough Goole Selby East Yorkshire DN14 0BS		
RECOMMENDATION:	GRANT		

Additional Letter of representation

A number of traffic counters were placed on Hazel Old Lane, in the lockdown, if this is put forward as a claim for low usage of the Lane, they should not be considered.

(Officer note- less traffic within the lockdown period is known to increase vehicle speeds_.the traffic counters were to assess speed not general flow. - highways raised no objections to either access.)

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