



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 28 APRIL 2021**
Time: **2.00 PM**
Venue: **MICROSOFT TEAMS - REMOTE**
To: **Councillor J Cattnach (Chair), Councillor J Mackman (Vice-Chair), Councillor M Topping, Councillor K Ellis, Councillor I Chilvers, Councillor R Packham, Councillor P Welch, Councillor D Mackay and Councillor S Shaw-Wright**

Officer Update Note

5. Officer Update Note – 28 April 2021 (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 - 28 April 2021

Item 5.1.

APPLICATION NUMBER:	2020/0776/FULM	PARISH:	Selby Town Council
APPLICANT:	Legal & General Modular Homes	VALID DATE: EXPIRY DATE:	22 nd July 2020 30 th April 2021
PROPOSAL:	Redevelopment of the Site to provide 102 residential units (Use Class C3), along with associated parking provision, construction of the vehicular access onto Portholme Road and laying out of open space.		
LOCATION:	Selby District Council - Old Civic Centre Portholme Road Selby		
RECOMMENDATION:	APPROVE SUBJECT TO COMPLETION OF A S106		

Since the Officers Report was written further discussions have taken place with Officers and NYCC Highways in order to ensure condition 32 is more concise.

Condition 32 as published within the officer report states:

Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority.

The development must only be carried out in compliance with the approved engineering drawings.

Reason:

To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.

This has been amended to state:

Except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full engineering drawings and details showing:

- 1) The proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.*
- 2) Any structures which affect or form part of the highway network.*
- 3) A programme for completing the works.*

have been submitted to and approved in writing by the Local Planning Authority.

The development must only be carried out in compliance with the approved engineering drawings.

Reason:

To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of all highway users.

Overall, the above additional information does not change the assessment made.

Speakers

There is one speaker on the application:

- Applicant - Chris Scoffield, Programme and Commercial Director, Legal and General

Item 5.2

APPLICATION NUMBER:	2020/1126/COU	PARISH:	Hillam
APPLICANT:	Mr Francis Quilligan	VALID DATE: EXPIRY DATE:	02.11.2020 30.04.2021 (EOT)
PROPOSAL:	Change of use of land to use as a residential caravan site for 6 gypsy/traveller families, each with two caravans and an ancillary amenity building, together with the laying of hardstanding and construction of new access		
LOCATION:	Street Record Hillam Lane, Hillam, Leeds,		
RECOMMENDATION:	REFUSE		

Correction

Paragraph 5.65. Hillam Lane is subject to a 60mph speed limit not 30mph.

Further Information

Further information has been submitted by the Agent Mr Philip Brown on Friday 23 April 2021, in the form of a supporting document from an independent Social Worker.

The contents of the information are confidential and relates to the personal circumstances of the applicants and their families. The information relates to children and also medical records. It is for these reasons that the information cannot be placed within the public domain.

The details amount to personal circumstances for which officers have considered in re-assessing the planning balance, however, the officer recommendation for refusal is maintained for the following reasons:

- The applicants and their families are not currently residing on the site. They vacated the site on 16 February 2021.
- The information states that justification for the use of the land is due to access to local facilities, however, based on the above the families are not currently accessing the local facilities.
- The site remains to be an undesirable and unsustainable location for the families to live due to its disconnect with the nearby settlements.
- There are other sites available and that will come forward that would be more able to suit the needs of the families.

Whilst weight can be attached to the information submitted as it sets out in more detail the needs of the families, officers remain of the view that the site is not the best place for the families to live and the information does not outweigh the fact that the proposal is inappropriate development in the Green Belt.

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The recommendation requests the Head of Planning is delegated to issue the decision following the expiry of the additional round of publicity in the local paper. For clarity the date of expiry is the 27.05.21

Further Representation

A further representation has been received from Cllr J Mackman Selby District Ward Councillor in objection to the application. A copy has been circulated to Members. In brief the representation sets out that the proposal is inappropriate development in the Green Belt and the proposal is an unsustainable form of development. On balance planning permission should be refused.

Speakers

There are two speakers on the application:

- Julie Sadler in opposition
- Mr Stuart Vendy – Cunnane Town Planning, on behalf of Hillam Parish Council

Item 5.3

APPLICATION NUMBER:	2019/1027/EIA	PARISH:	Barlby And Osgodby Town Council
APPLICANT:	Olympia Park Developments Ltd	VALID DATE: EXPIRY DATE:	4th October 2019 24th January 2020
PROPOSAL:	Proposed site preparation and construction of an access road to facilitate the wider Olympia Park development site with associated development and infrastructure including: modification of existing junctions; ground re-profiling and creation of an earth embankment; temporary site compound; drainage infrastructure including temporary and permanent drainage ditches, new culverts and discharge to watercourse; new landscaping and an ecological enhancement zone; creation of new junctions, pedestrian and cycle routes; a new gatehouse to the existing Potter Group Logistics site; and other associated infrastructure		
LOCATION:	Brownfield Site Olympia Park Barlby Road Barlby Selby North Yorkshire		
RECOMMENDATION:	Grant subject to the completion of a S106		

Amendment

Heads of terms No.3 amendment to read:

3. Future maintenance of the landscape and ecology areas through the BEMP and LMP, not covered by any future highway adoption for the lifetime of the development.

Condition 18 & 19 adjusted to read:

18. No development shall take place until full details of both hard and soft landscaping works, including implementation programme and schedule of maintenance and after, has been submitted to the and approved in writing by the local planning authority. The scheme shall include and be not limited to:

Hard landscaping works

- existing site features proposed to be retained or restored including trees, hedgerows, walls and fences and structures.
- proposed finished levels and/or contours.
- proposed grading and mounding of land showing relationship of surrounding land.
- boundary details and means of enclosure.
- car parking layouts.
- hard surfacing layouts and materials.

Soft landscaping works

- Planting plans.
- Written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment.
- Schedules of plants noting species, planting sizes and proposed numbers/densities, means of support and protection.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for general Landscape operations.

The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

Reason:

This condition is necessary in order to retain and enhance the landscape character and biodiversity of the area to comply with Local Plan Policies ENV1 and ENV12 and Core Strategy Policy SP19.

19. Before the development is first brought into use a landscape management plan (LMP) including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The management plan shall include measures for ongoing maintenance and management for the lifetime of the development. The landscape management plan shall be carried out as approved.

Reason:

To ensure the scheme is developed and managed for future years in accordance with the approved detail and therefore maintained. This will ensure the development accords with Policies SP18, SP19 of the Core Strategy and Local Plan Policy ENV1.