



Meeting: **PLANNING COMMITTEE**  
Date: **WEDNESDAY, 28 OCTOBER 2020**  
Time: **2.00 PM**  
Venue: **MICROSOFT TEAMS - REMOTE**  
To: **Councillor J Cattanach (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**

## Supplementary Agenda

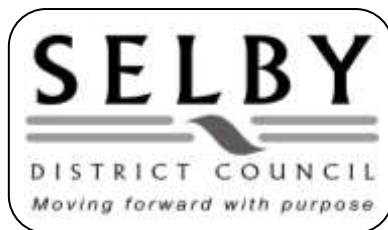
DELEGATED LIST

*Janet Waggott*

**Janet Waggott, Chief Executive**

Enquiries relating to this agenda, please contact Victoria Foreman on 01757 292046 or [vforeman@selby.gov.uk](mailto:vforeman@selby.gov.uk).

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**List of Planning Applications Determined Under Delegated Powers**  
 The following Planning Applications have been determined by officers under the scheme of Delegation

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2019/0723/FUL	Serendipity Produce	Land south of Electricity Substation Rawfield Lane Fairburn Knottingley West Yorkshire	Proposed erection of an agricultural building	REFUSED 6 Oct 2020	Fiona Ellwood
2019/0772/OUT	Mr William Platt	Gamekeepers Cottage 5 Park Lane Barlow Selby North Yorkshire YO8 8JW	Outline application with all matters reserved for two detached dwellings following demolition of outbuilding	PERMITTED 30 Sep 2020	Ryan King
2019/0790/CPE	Mr & Mrs James & Caroline Hollas	Land off Broad Lane Appleton Roebuck York North Yorkshire	Lawful development certificate for existing use of land for the keeping of horses	PERMITTED 6 Oct 2020	Irma Sinkeviciene
2020/0289/LBC	Mr Boyes	The Old Vicarage 19 Gateforth Lane Hambleton Selby North Yorkshire YO8 9HP	Listed building consent for proposed detached garage, conversion of stables and outbuildings and internal alterations	PERMITTED 2 Oct 2020	Jac Cruickshank

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2020/0295/S73	Threadneedle Property Unit Trust	Carpet Right Unit C3 Three Lakes Retail Park Selby YO8 8LY	Section 73 application to vary condition 01 (range of goods) of planning permission reference 2009/0874/FUL Section 73A application to vary condition 1 of approval 8/19/46M/PA relating to the range of goods that may be sold from a limited area within unit D, to include food and drink, toys and health and beauty products Granted on 11.01.2010	PERMITTED 22 Sep 2020	Rebecca Leggott
2020/0413/FULM	Nicholas & Nicholas Limited	Moreby Hall Moreby Stillingfleet York North Yorkshire YO19 6HN	Conversion of single dwelling house to form 11 apartments including limited internal alterations	PERMITTED 28 Sep 2020	Jenny Tyreman
2020/0414/LBC	Nicholas & Nicholas Limited	Moreby Hall Moreby Stillingfleet York North Yorkshire YO19 6HN	Listed building consent for conversion of single dwelling house to form 11 apartments including limited internal alterations	PERMITTED 28 Sep 2020	Jenny Tyreman
2020/0470/FUL	Mr Phillip Pickard	Claythorpe House Greengate Lane South Duffield Selby North Yorkshire YO8 6EQ	Creation of new vehicular access from Greengate Lane, construction of stables, barn and horse riding manege for private residential use by occupants	PERMITTED 25 Sep 2020	Chris Fairchild
2020/0512/DOC	D. Noble Ltd	Mill Hill Cottage Hull Road Osgodby Selby North Yorkshire YO8 5HG	Discharge of condition 02 (materials) of approval 2018/1119/REM Reserved matters application including access, appearance, landscaping, layout and scale for residential development for 9 No dwellings, including roads, associated external works and landscape of approval 2015/0433/OUT	CONDITION DECISION 2 Oct 2020	Jenny Tyreman

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2020/0535/FULM	Centrica Business Solutions	Celotex Weeland Road Eggborough Goole East Yorkshire DN14 0FG	Installation of a Ground Source Heat Pump system and air handling unit.	PERMITTED 29 Sep 2020	Gary Bell
2020/0573/HPA	Jessica Eccles	15 Wistowgate Cawood Selby North Yorkshire YO8 3SH	Demolition and rebuild of existing single storey rear conservatory and proposed single storey rear extension	PERMITTED 22 Sep 2020	Jac Cruickshank
2020/0625/FUL	Mark Wilson	4 Curson Terrace Cliffe Selby North Yorkshire YO8 6NT	Erection of a 3 bedroom attached dwelling	PERMITTED 8 Oct 2020	Rebecca Leggott
2020/0629/HPA	Mr Mark Bentley	Hall Lodge 5 Main Street Riccall York YO19 6PZ	Two storey side extension	PERMITTED 30 Sep 2020	Jac Cruickshank
2020/0656/S73	Mr J & Mrs P Walter	3 The Haven Selby YO8 8BJ	Section 73 to vary condition 23 (permitted development rights) of approval CO/2002/1281 (8/19/1451/PA) Proposed residential development of 206 units consisting of 132 apartments and 74 dwellings, the re-instatement of a public footpath and the provision of associated access and parking arrangements on land at granted on 19 March 2004, relating to plot 14 only	PERMITTED 25 Sep 2020	Gareth Stent
2020/0710/OUT	Mr & Mrs B Jones	29 Green Lane Selby YO8 9AN	Outline application including access, layout and scale (all other matters reserved) for erection of a 1.5 storey dwelling with new shared access and private outdoor amenity space	REFUSED 25 Sep 2020	Mandy Cooper

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2020/0714/HPA	Mr & Mrs Askin	The Manor Malt Kiln Farm Main Street West Haddlesey Selby North Yorkshire YO8 8QA	Removal of existing roof and construction of full first floor with new roof and infill two storey front extension and open canopy/porch	PERMITTED 6 Oct 2020	Irma Sinkeviciene
2020/0728/HPA	Mr Nev Blacker	St Andrews Stan Valley Little Smeaton Pontefract West Yorkshire WF8 3LN	Erection of two storey front extension, single storey side extension and rear dormer	PERMITTED 23 Sep 2020	Irma Sinkeviciene
2020/0737/COU	Mrs Laura Mason	19 Fieldside Court Church Fenton Tadcaster North Yorkshire LS24 9WA	Change of use of garden land from agriculture to curtilage of dwelling house C3	PERMITTED 23 Sep 2020	Irma Sinkeviciene
2020/0753/COU	Mrs Karen Long	5 Barn Elms Camblesforth Selby North Yorkshire YO8 8GY	Change of use of land from agricultural to residential (retrospective)	PERMITTED 6 Oct 2020	Jenny Tyreman
2020/0757/TPO	Ben Jenkins	7 Millcroft Brayton Selby North Yorkshire YO8 9HL	Application for consent to reduce crown by 1m to 1no Sycamore tree covered by TPO 9/1997	PERMITTED 8 Oct 2020	Will Smith
2020/0762/COU	Finkle Hill Dental Surgery	12B Finkle Hill Sherburn In Elmet North Yorkshire LS25 6EA	Change of Use from Takeaway to clinic (dental)	PERMITTED 29 Sep 2020	Mandy Cooper

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2020/0764/MAN2	Mr S Hampshire	Land adjacent to Station Mews Church Fenton Selby North Yorkshire	Non-material amendment of approval 2017/0443/REM reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)	PERMITTED 8 Oct 2020	Fiona Ellwood
2020/0765/HPA	Melanie Hinchcliffe	Orchard House High Street South Milford Leeds West Yorkshire LS25 5AQ	Single storey outbuilding	PERMITTED 30 Sep 2020	Jac Cruickshank
2020/0767/HPA	Mr John Clark	Mulberry House Newland Drax Selby North Yorkshire YO8 8PS	Addition of ground floor and first floor extensions	PERMITTED 25 Sep 2020	Irma Sinkeviciene
2020/0785/DOC	JNS Construction	Land adjacent to The Bungalow Finkle Street Hensall Goole East Yorkshire	Discharge of condition 3 (materials) of approval 2019/0975/FUL Proposed erection of a detached dwelling (re-submission of withdrawn application ref. 2019/0541/FUL)	CONDITION DECISION 24 Sep 2020	Irma Sinkeviciene
2020/0794/HPA	Mr David Circuit	3 Mulberry Court South Milford Selby Leeds North Yorkshire LS25 5PZ	Single storey side extension	PERMITTED 30 Sep 2020	Jac Cruickshank

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2020/0795/HPA	Mr Matthew Abraham-Thomas	Ardara Station Road Church Fenton Tadcaster North Yorkshire LS24 9RA	Erection of side and rear extension to existing detached garage	PERMITTED 29 Sep 2020	Bethany Harrison
2020/0801/HPA	Mr & Mrs Donna & Chris Tonks	88 Leeds Road Selby YO8 4JQ	Erection of replacement garage	PERMITTED 5 Oct 2020	Jac Cruickshank
2020/0802/S73	Mr David Dunne	Dyon Head Dyon Lane South Duffield Selby North Yorkshire YO8 6TQ	Section 73 to vary/remove condition 02 drawings of approval 2018/1046/HPA Proposed erection of two storey side and rear extensions granted on 22 August 2019	PERMITTED 30 Sep 2020	Jac Cruickshank
2020/0805/HPA	Mr Marcus Taperell	Whitings Lodge Whitings Lane Burn Selby North Yorkshire YO8 8LG	Erection of two storey extension to the side	PERMITTED 5 Oct 2020	Jac Cruickshank
2020/0806/DOC	Fisher German LLP	Kingspan Insulation Ltd Enterprise Way Sherburn In Elmet North Yorkshire LS25 6NE	Discharge of conditions 22 (Refuse Derived Fuel fired Combined Heat and Power Plant) of approval 2018/0898/EIA Section 73 application to vary condition 02 of approval 2016/1456/EIA Proposed Installation of a Refused Derived Fuel (RDF) fired Combined Heat and Power (CHP) plant with 8000m <sup>2</sup> Factory Extension and Associated Infrastructure	CONDITION DECISION 9 Oct 2020	Fiona Ellwood



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2020/0807/FUL	Mrs Ann Saunders	Land adjacent to The Old Vicarage Main Street Kellington Goole East Yorkshire	Erection of 2 detached houses with detached garages served by existing vehicular access	PERMITTED 5 Oct 2020	Chris Fairchild
2020/0813/HPA	Mrs Hilary Newton	Purple Haze 6 Southlands Close Escrick York YO19 6JE	Two-storey side extension and single-storey rear extension plus veranda to front. Living accommodation ground floor, bedrooms to first floor	PERMITTED 23 Sep 2020	Jac Cruickshank
2020/0817/HPA	Mr Mihai Muntean	4 Mount Pleasant Little Smeaton Pontefract North Yorkshire WF8 3LW	Erection of two storey rear and single storey rear extensions	PERMITTED 30 Sep 2020	Jac Cruickshank
2020/0826/HPA	Jackie Longbottom	Farm View 109 High Street South Milford Leeds West Yorkshire LS25 5AQ	Alterations and extension to projecting front wing including new raised gable pitch roof, first floor front side extension and new increased glazed areas together with new dormers to front and rear roofs.	PERMITTED 2 Oct 2020	Irma Sinkeviciene
2020/0831/TCA	PCC of Bolton Percy with Colton	Church of All Saints Main Street Bolton Percy York North Yorkshire YO23 7AQ	Application for consent to reduce height and volume by 20% and remove deadwood to 1no Oak tree and to remove 1no Lime tree within the conservation area	PERMITTED 29 Sep 2020	Will Smith
2020/0832/TPO	Mark Asquith	Haddlesey House Main Street West Haddlesey Selby North Yorkshire YO8 8QA	Proposed crown reduction by 30% to 1 No Ash tree covered by TPO 14/1991	PERMITTED 2 Oct 2020	Will Smith

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2020/0836/HPA	Mr & Mrs Harrison	18 Dower Chase Escrick York YO19 6JF	Single and two storey extension and internal alterations; replacement front porch and window alterations	PERMITTED 5 Oct 2020	Jac Cruickshank
2020/0837/S73	Atomic Business Ltd	Ground Floor 13 Finkle Street Selby YO8 4DT	Section 73 application to vary condition 03 (working hours) of planning permission 2020/0444/COU Change of use class from current A3 (Café) to A4 (Drinking Establishment) at ground floor only granted 27.07.2020	PERMITTED 8 Oct 2020	Rebecca Leggott
2020/0840/HPA	Mr Holman	7 Plough Garth Kellington Goole East Yorkshire DN14 0PD	Erection of a ground floor side & rear extension following removal of existing conservatory	PERMITTED 6 Oct 2020	Jac Cruickshank
2020/0848/TPO	Mr Chris Lambert-Dowel	1 Green Lane Selby YO8 9AN	Reduce 1 No mature Holly tree by 50% and reduce 1 No Lawson Conifer by 40% covered by TPO 8/1978	PERMITTED 6 Oct 2020	Will Smith
2020/0851/TPO	Mr & Mrs Brook	13A Villa Close Hemingbrough Selby North Yorkshire YO8 6RE	Application for consent to crown lift by 5 metres and side reduce over garden and house by 2 metres. Thin canopy by 5% to 1no Sycamore tree covered by TPO 5/1988	PERMITTED 28 Sep 2020	Will Smith
2020/0855/HPA	Mr & Mrs Bettley	4 Bishopdyke Road Cawood Selby North Yorkshire YO8 3ST	Erection of a two storey side extension consisting of a garage with bedroom above, new porch to front door	PERMITTED 7 Oct 2020	Ryan King
2020/0859/HPA	Mr & Mrs Ingleby	13 Foxdale Avenue Thorpe Willoughby Selby North Yorkshire YO8 9NN	Erection of single storey extension to the side and rear, new pitched roof above garage, fenestration and facade alterations to existing dwelling	PERMITTED 9 Oct 2020	Ryan King

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2020/0867/TCA	Stephen Leach	92 - 94 Gowthorpe Selby YO8 4HA	Application for consent to crown reduce by 5m and crown lift by 5m to 4no Sycamore trees (A1, S2, S3 & S4) and to remove limb which overhangs into the garden of 1no Willow tree (W1) within the conservation area	PERMITTED 28 Sep 2020	Ryan King
2020/0871/TCA	Mrs Alex Caddick	Deer Park Grange Fryston Common Lane Monk Fryston Leeds West Yorkshire LS25 5DU	Application for consent to crown lift to 4m to 3no Beech tree (G1), crown reduce by 2.5m to 7no Lime trees (G2), Fell 1no Willow tree (T1) and 1no Sycamore tree (T2) within the conservation area	PERMITTED 2 Oct 2020	Will Smith
2020/0891/TCA	Mr Simon Willis	Hawthorne House Westfield Lane Thorganby York Selby YO8 6DB	Application for consent to crown reduce by 30% in height and spread to 1no Beech tree within the conservation area	PERMITTED 23 Sep 2020	Will Smith
2020/0896/TCA	Environmental Services	Mill Reef Chapel Green Appleton Roebuck York North Yorkshire YO23 7DP	Felling of 2 No Oak (T1 and T2), felling of 1 No Holly (TG1) and a species mixed group (TG2) in the conservation area on land adjoining	PERMITTED 5 Oct 2020	Will Smith
2020/0910/TCA	Mr Allister Booth	The Old Church House Main Street Appleton Roebuck York YO23 7DG	Application for consent to fell 8no Silver Birch within the conservation area	PERMITTED 9 Oct 2020	Will Smith
2020/0925/TCA	Janey Dersley	32 Sherburn Street Cawood Selby North Yorkshire YO8 3SS	Application for consent to remove 1no Conifer and reduce by 40% to 2no Conifers	PERMITTED 8 Oct 2020	Will Smith

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2020/0962/MAN2	D Noble Ltd	Mill Hill Cottage Hull Road Osgodby Selby North Yorkshire YO8 5HG	Non material amendment of 2018/1119/REM Reserved matters application including access, appearance, landscaping, layout and scale for residential development for 9 No dwellings, including roads, associated external works and landscape of approval 2015/0433/OUT	PERMITTED 25 Sep 2020	Jenny Tyreman
2020/1016/MAN2	Mr David Allan	York House Doncaster Road Whitley Goole East Yorkshire DN14 0JB	Non material amendment of 2019/1338/HPA Demolition of garage and workshop, and erection of garage	REFUSED 9 Oct 2020	Ryan King
2020/1031/TNO2	JR Tree Works Ltd	Riverlea Hodge Lane Little Smeaton Pontefract West Yorkshire WF8 3LG	Five day notice to remove 2no Poplar trees (retrospective) and remove 2no Poplar trees covered by TPO 4/2002	PERMITTED 2 Oct 2020	Will Smith
2020/1035/MAN2	SWEDAMYL UK	Sedalcol UK Ltd Denison Road Selby YO8 8EF	Non material amendment of 2019/1355/FULM Proposed expansion of the production capacity of the existing agri-processing site, including new wheat intakes and storage, glucose plant, additional distillation and fermentation, additional starch and gluten production, carbon dioxide collection and associated utilities and services	PERMITTED 5 Oct 2020	Yvonne Naylor