



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 27 JANUARY 2021**
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.

This page is intentionally left blank



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
2019/0320/OUT	Mr Simon Hall	West End Farm West End Ulleskelf Tadcaster North Yorkshire LS24 9DL	Renovation and sub-division of existing dwelling to form two cottages, conversion and alteration of outbuilding to form a single dwelling and outline consent (Access and Siting to be agreed and all other matters reserved) for the construction of a detached dwelling and a pair of semi-detached dwellings	PERMITTED 9 Dec 2020	Yvonne Naylor
2019/0884/DOC	Mr Lee Richardson	Park Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ	Discharge of conditions 3 (facing materials), 5 (surface water drainage), 9 (site access), 11 (wheel washing), 12 (construction method statement), 13 (landscaping) and 14 (external works) of approval 2018/0051/FULM for erection of 14 dwellings with associated access, garages and parking	CONDITION DECISION 23 Dec 2020	Mandy Cooper
2019/0892/S73	Yorvik Homes Ltd	Park Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ	Section 73 application for erection of 14 dwellings with associated access, garages and parking without complying with condition 2 (approved plans) of approval 2018/0051/FULM granted on 12 August 2019	PERMITTED 23 Dec 2020	Mandy Cooper

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2019/1335/DOC	Honeybourne Developments Ltd	Land adjacent to Woodland House School Road Hemingbrough Selby North Yorkshire	Discharge of conditions 03 (materials) & 08 (refuse points) of approval 2019/0217/REM Reserved matters application including appearance, landscaping, layout, scale and access of approval 2016/0895/OUT outline application for residential development with all matters reserved and conditions 03 (drainage), 04 (surface water), 05 (drainage) & 15 (site compound) of approval 2016/0895/OUT Outline application for residential development with all matters reserved at land adjacent	CONDITION DECISION 22 Dec 2020	Gareth Stent
2020/0415/DOC	Grimston Park Estate - Home Farm	Home Farm Kirkby Wharfe Tadcaster LS24 9DD	Discharge of condition 12 (lighting) of approval 2018/1431/FULM Proposed construction of 3 no. agricultural buildings, including 2 no. cattle sheds, 1 no. tractor store and 1 no. straw store with hard standing external area and associated landscaping	CONDITION DECISION 6 Jan 2021	Yvonne Naylor
2020/0501/HPA	Mr A Elvidge	12 West Mount Tadcaster LS24 9LB	Demolition of existing garage/workshop and alterations to existing house and extension to form additional bedroom and garage and formation of new granny annexe	PERMITTED 4 Dec 2020	Irma Sinkeviciene
2020/0560/COU	Ashley McCarthy	Ye Olde Sun Inne Main Street Colton Tadcaster North Yorkshire LS24 8EP	Change of use of land from A4 (drinking establishment) to residential garden area for a dwelling known as Hideaway Barn located at 6 Old Lane Court, Colton (retrospective)	PERMITTED 8 Dec 2020	Irma Sinkeviciene

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/0586/DOC	D Noble Ltd	Mill Hill Cottage Hull Road Osgodby Selby North Yorkshire YO8 5HG	Discharge of conditions 06 (access), 07 (existing access) and 08 (bus stop) 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 17 Dec 2020	Jenny Tyreman
2020/0606/PPP	Wood Lane Property Limited	10 Barlby Road Barlby Selby North Yorkshire YO8 5AA	Lawful development certificate for the proposed erection of a single storey rear extension and change of use from Dwellinghouses (C3) to 6 Bedroom House in Multiple Occupation (C4)	PERMITTED 15 Dec 2020	Rebecca Leggott
2020/0614/FUL	Rosebud Enterprises	George & Dragon Inn Main Street West Haddlesey Selby North Yorkshire YO8 8QA	Conversion from restaurant (A3) and public house (A4) to a 4-bedroom dwelling and the erection of a double detached garage (C3)	REFUSED 17 Dec 2020	Chris Fairchild
2020/0638/HPA	Mr & Mrs Macauley	6 Church Meadow Sherburn In Elmet North Yorkshire LS25 6NX	Erection of ancillary building within the curtilage of dwelling for garden room	PERMITTED 15 Dec 2020	Bethany Harrison
2020/0653/DOC	Roadway Holdings Ltd	4 York Road Riccall York North Yorkshire YO19 6QG	Discharge of conditions 04 (Materials) & 05 (Windows & Doors) of approval 2020/0254/FUL Erection of a detached dwelling and garden cabin following demolition of former dwelling	CONDITION DECISION 4 Dec 2020	Gareth Stent

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/0654/HPA	Mr James Dawson	118 Main Street Monk Fryston Leeds West Yorkshire LS25 5DU	Part-retrospective application for engineering operations to allow the installation of a tennis court with associated boundary treatments and landscaping (resubmission application)	REFUSED 8 Dec 2020	Jenny Tyreman
2020/0659/COU	A19 Caravan Storage Limited	A19 Caravan Storage Limited Hazel Old Lane Hensall Goole East Yorkshire DN14 0QA	Change of use of land to allow the storage of caravans, motor homes and self-storage containers (use class B8) and erection of 3 x 5m lighting columns	PERMITTED 18 Dec 2020	Chris Fairchild
2020/0691/TPO	I Staines	Cawood Castle 2 Thorpe Lane Cawood Selby North Yorkshire YO8 3SG	Application for consent to fell 1No Pine tree (T1), 1No Sycamore tree (T2) and 2No Pine trees (G3) covered by TPO 1/1973 in a conservation area	PERMITTED 4 Jan 2021	Will Smith
2020/0723/TPO	Jackdaw Tree Services	Land to the north of The Laurels Barlby Selby North Yorkshire	Application for consent for canopy lift to 5m and side reduce upper canopy by 2m to the western side to 1no Ash (T1), canopy lift to 6m and side reduce upper canopy by up to 2m to the western side to 6no Sycamore (T2, T3, T4, T6, T7, T8) and to reduce two lateral limbs by 50% from over the property to 1No Oak (T5)	PERMITTED 11 Dec 2020	Will Smith
2020/0793/FUL	Mr Jonathan Hirst	2 Fir Tree Court Barkston Ash Tadcaster North Yorkshire LS24 9WF	Change of use of land for parking	PERMITTED 18 Dec 2020	Irma Sinkeviciene

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/0844/FUL	Mr Daniel Wrigglesworth	22 West Park Selby YO8 4JL	Change of use of land to the rear of 22 West Park into residential curtilage plus workshop located on the land to the rear	PERMITTED 4 Dec 2020	Jac Cruickshank
2020/0847/FUL	Mr Ashley Grist	Beech Tree Farm Highgate Balne Goole East Yorkshire DN14 0ES	Erection of a machinery shed, 3 stables, tack room and change of use of land to create a manège with lighting	REFUSED 4 Dec 2020	Chris Fairchild
2020/0857/LBC	Brian Scott	Blacksmiths Cottage Station Road Wistow Selby North Yorkshire YO8 3UZ	Listed building consent to replace 8 windows on the south-east elevation	PERMITTED 14 Dec 2020	Ryan King
2020/0881/DOC	D Noble Ltd	Hull Road Osgodby Selby North Yorkshire	Discharge of conditions 06 (surface water), 07 (surface water), 08 (energy), 09 (contamination), 10 (contamination) & 11 (contamination) of approval 2015/0433/OUT Outline application with all matters reserved for a residential development on land to the west of Mill Hill Cottage	CONDITIONS PART DISCHARGED 4 Dec 2020	Fiona Ellwood
2020/0916/FUL	Fiona Marshall Giles Smith	Cottage Farm Turnham Lane Cliffe Selby North Yorkshire YO8 6ED	Erection of a 484sqm agricultural barn and the development of an 1800sqm ménage following demolition of existing glasshouses	PERMITTED 5 Jan 2021	Elizabeth Maw

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/0947/FUL	Mrs Katherine Fisher	The Bungalow Rawfield Lane Fairburn Knottingley West Yorkshire WF11 9LD	Demolition of 2no. outbuildings and construction of new dwelling including materials and form new access from Rawfield Lane	REFUSED 8 Dec 2020	Chris Fairchild
2020/0948/ADV	CP Media	Roundabout at A162 Finkle Hill Junction London Road Barkston Ash Tadcaster North Yorkshire	Advertisement consent for 4no fascia signs	PERMITTED 7 Dec 2020	Bethany Harrison
2020/0959/COU	Mr N Robinson	Land adjacent to Station Mews Church Fenton Selby North Yorkshire	Change of use of agricultural land to form part of domestic curtilage	PERMITTED 22 Dec 2020	Irma Sinkeviciene
2020/0978/DOC	Lidl GB Ltd	Staynor Hall Development Bawtry Road Selby	Discharge of conditions 12 (energy), 17 (travel plan) & 28 (archaeology) of approval 2015/1217/FUL Erection of a food retail store (Use Class A1) and construction of a roundabout and access road, parking areas and associated infrastructure	CONDITION DECISION 16 Dec 2020	Gary Bell
2020/0980/S73	Mr M Wood	Land west of Pale Lane Gateforth Selby North Yorkshire	Section 73 to vary/remove conditions 1 (commencement), 2 (materials), 4 (agricultural building), 5 (highways), 6 (highways), 7 (highways), 8 (highways), 9 (highways), 10 (floor levels) & 11 (plans) of approved planning application CO/2003/0055 (8/31/40B/PA) Proposed erection of a 4 bedroom farmhouse	PERMITTED 15 Dec 2020	Chris Fairchild

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/0984/HPA	Mr Martin Selby	28 Carr Avenue Sherburn In Elmet North Yorkshire LS25 6EG	Erection of single storey rear extension to provide additional living accommodation linked to existing outbuilding	PERMITTED 8 Dec 2020	Bethany Harrison
2020/0997/HPA	Mr Mark Dodson	Lower Moorlands 94 Moor Lane Sherburn In Elmet North Yorkshire LS25 6DN	Two storey side extension with external and internal re-modelling and alterations to fenestration	PERMITTED 15 Dec 2020	Irma Sinkeviciene
2020/1009/TPO	Mr Ken Britton	6 Garden Close Sherburn In Elmet Leeds North Yorkshire LS25 6NN	Application for consent for lateral reduction of upto 3m on house side and minor balancing works on adjacent side of 1no Sycamore tree (T1) covered by TPO 17/1992	PERMITTED 4 Dec 2020	Will Smith
2020/1010/DOC	Mr Benjamin Davis	The Conifers Low Street Carlton Goole East Yorkshire DN14 9PN	Discharge of condition 05 (DCEM), 15 (Highways), 16 (Bat Survey) & 17 (Bat Survey) of approval 2019/1292/OUT Outline application with all matters reserved for the erection of a residential development following demolition of existing dwelling	CONDITION DECISION 4 Dec 2020	Gary Bell
2020/1019/LBC	R A & B M Sykes	Ouseview 46 Church End Cawood Selby North Yorkshire YO8 3SN	Listed building consent for replacement timber doors, replace concrete steps with natural stone, repair cast iron guttering, hopper head and down pipe (with partial like for like replacement if required), repair defective two course raised brick gable, provide code 5 m.s. lead soakers, upstand and cover flashing to replace defective cement flaunching, remove section of hedge and creation of car parking space, cement render to garden wall and pier to be replaced, new rooflights, and internal works	PERMITTED 21 Dec 2020	Jac Cruickshank

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/1046/HPA	Peter Moss	Clovelly Main Street Beal Goole East Yorkshire DN14 0SS	Erection of sunroom extension	PERMITTED 4 Dec 2020	Jac Cruickshank
2020/1048/FUL	Mr Oliver Sales	Plot 2 Park Lane Barlow Selby North Yorkshire	Erection of 1no residential dwelling	PERMITTED 21 Dec 2020	Gareth Stent
2020/1050/HPA	Mr James & Mrs Catherine Rigby	Bramley Oak Main Street Appleton Roebuck York YO23 7DN	Installation of 2 air source heat pumps to side of house, to provide heating and hot water to the house (retrospective)	PERMITTED 4 Dec 2020	Jac Cruickshank
2020/1059/TPO	Mr Bill Armstrong	1A Green Lane Selby YO8 9AN	Reduce 1 No Beech tree by 2m to allow more light into the garden and maintain life of the tree covered by TPO No 8/1978	PERMITTED 4 Dec 2020	Will Smith
2020/1063/TPO	Resident Committee Chair	Skelf Street Church Fenton Tadcaster North Yorkshire	Reduce by 30% to 1 No Beech tree (T1), fell 1 No Beech tree (T2), reduce by 30% to 1 No Beech tree (T3), fell 1 No Beech tree (T4), reduce by 30% to 1 No Beech tree (T5), fell 1 No Norway Pine tree (T6), reduce by 20% to 1 No Silver Birch (T7), fell 1 No Norway Maple (T8), reduce by 20% to 1 No Rowan (T9), reduce by 20% to 1 No Lime tree (T10), deadwood and inspect to 1 No Horse Chestnut (T11) covered by TPO 11/1998	PERMITTED 11 Dec 2020	Will Smith

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/1082/FUL	Sherburn White Rose Sports Club	Sherburn White Rose Football Club Finkle Hill Sherburn In Elmet North Yorkshire LS25 6EA	Erection of single storey front extension	PERMITTED 4 Dec 2020	Mandy Cooper
2020/1090/HPA	Mr & Mrs Nicholson	35 Auster Bank View Tadcaster LS24 8BA	Demolition of existing extension and erection of a new single storey extension and front porch	PERMITTED 14 Dec 2020	Bethany Harrison
2020/1096/TPO	Mr Robert Ashley Sykes	Neirbo House 2 Wistowgate Cawood Selby North Yorkshire YO8 3SH	Application for consent to remove 2no Holly trees (T1 and T4) and to crown reduce by 3m and shape canopy to reduce loading at decayed pruning wounds and sparse canopy to 3no Holly trees (T2, T3 & T5) covered by TPO 1/1973	PERMITTED 17 Dec 2020	Will Smith
2020/1106/HPA	Amy Rotherforth	2 Roberts Close Fairburn Knottingley North Yorkshire WF11 9AB	Erection of two storey rear extension and internal alterations	PERMITTED 15 Dec 2020	Jac Cruickshank
2020/1110/HPA	Mrs Georgina Houston	27 Low Street South Milford Leeds West Yorkshire LS25 5AS	Garage conversion and first floor rear extension	PERMITTED 22 Dec 2020	Jac Cruickshank
2020/1121/S73	Helen Marshall	Maisy Moos Day Nursery Station Road Wistow Selby North Yorkshire YO8 3UZ	Section 73 application to vary condition 02 (approved plans) of planning permission 2020/0725/FUL Erection of nursery classroom following demolition of existing garage approved on 11/09/2020	PERMITTED 15 Dec 2020	Rebecca Leggott

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/1127/TCA	Mr Neil Howard	36 Leeds Road Tadcaster LS24 9HB	Application for consent to reduce canopy by 2m to 1no Copper Beech (T1) within the conservation area	PERMITTED 15 Dec 2020	Will Smith
2020/1133/HPA	Mr Davis	Ristol Marsh Lane Bolton Percy York YO23 7BA	Single storey extension to form porch and enlarged study with internal alterations to ground floor WC	PERMITTED 7 Dec 2020	Bethany Harrison
2020/1136/TCA	Mrs S Kingston	52 Gowthorpe Selby YO8 4ET	Application for consent to remove 1no Silver Birch tree	PERMITTED 23 Dec 2020	Will Smith
2020/1145/HPA	Mr Cheshire	Lillia House 28 Old Vicarage Lane Monk Fryston Leeds West Yorkshire LS25 5EA	Erection of 2 storey rear extension	PERMITTED 16 Dec 2020	Jac Cruickshank
2020/1154/PPP	Mr & Mrs Mark Coldwell	9 Old Garth Croft Fairburn Knottingley West Yorkshire WF11 9HD	Lawful development certificate for proposed erection of a single storey extension to rear	PERMITTED 7 Dec 2020	Bethany Harrison
2020/1159/S73	Mr Andrew Thomas	27 Hillside Close Hillam Selby Leeds North Yorkshire LS25 5PB	Section 73 application to vary condition 02 (approved plans) and 04 (materials) of planning permission 2019/0170/HPA for two storey rear extension, garage frontage brought forward and dormer roof over	PERMITTED 22 Dec 2020	Irma Sinkeviciene

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/1160/HPA	Mr & Mrs Britton	Narbeth 10 Carr Lane Escrick York YO19 6JQ	Construction of two-storey extension to rear of property, enlargement of porch to front of property, and associated internal alterations	PERMITTED 7 Jan 2021	Jac Cruickshank
2020/1163/CPE	Ms Laura Dickinson	Church View Church Street Brotherton Knottingley West Yorkshire WF11 9HE	Lawful development certificate for existing use as a self-contained dwelling	PERMITTED 22 Dec 2020	Jenny Tyreman
2020/1169/TPO	Ms Anne Coe	Angel Cottage Main Road Hirst Courtney Selby North Yorkshire YO8 8QT	Felling of 1 No Ash tree covered by TPO 1/2002	PERMITTED 5 Jan 2021	Will Smith
2020/1177/PPP	Mr Richard Worley	Beehive Villa Wistowgate Cawood Selby North Yorkshire YO8 3SL	Lawful development certificate for proposed ancillary building	REFUSED 22 Dec 2020	Jac Cruickshank
2020/1181/TCA	Mrs Debora Hibbert	1 Crows Nest Barlby Bank Selby YO8 5AU	Crown reduction by 33% to 1 No Sycamore tree in the conservation area	PERMITTED 16 Dec 2020	Will Smith

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/1201/S73	Mr Ben Davies	The Conifers Low Street Carlton Goole East Yorkshire DN14 9PN	Section 73 application for removal of conditions 13 & 14 (highways) of planning permission 2019/1292/OUT Outline application with all matters reserved for the erection of a residential development following demolition of existing dwelling granted on 28/02/2020	PERMITTED 23 Dec 2020	Gary Bell
2020/1215/DOC	Property Upgrades (Yorkshire) Ltd	Land adjacent to 59 Brigg Lane Camblesforth Selby North Yorkshire	Discharge of condition 2 (landscaping) of approval 2018/1135/REM Reserved matters application including access, appearance, landscaping, layout and scale of approval 2018/0001/OUT Outline application for the proposed erection of 1no. dwelling with all other matters reserved	CONDITION DECISION 18 Dec 2020	Jenny Tyreman
2020/1231/TCA	Mrs Rebecca Sims	Woodbridge 1 Thorpe Lane Cawood Selby North Yorkshire YO8 3SG	Application for consent to reduce by 30% to 1no Pear tree (1) and 4no Fir trees (2,3,3 & 3) and remove 2no Fir trees (4 & 5) within the conservation area	PERMITTED 7 Jan 2021	Will Smith
2020/1243/TCA	Prof Peter Moizer	31 Station Road Tadcaster LS24 9JE	Application for consent to fell 1no Hawthorn tree to rear within the conservation area	PERMITTED 7 Jan 2021	Will Smith
2020/1301/DOC	Mr Simon Richardson	Home Farm Paradise Lane Hazlewood Tadcaster North Yorkshire LS24 9NJ	Discharge of condition 03 (materials) of application allowed at appeal APP/N2739/W/20/3254635 (2019/1167/FUL) Proposed erection of an agricultural barn	CONDITION DECISION 6 Jan 2021	Chris Fairchild

Application Number	Applicant	Location	Proposal	Decision and Date	Case Officer
2020/1343/TELB	Cornerstone & Telefonica UK Ltd	Mast 59m from Woodward's Balne Ltd Little Common Lane Balne Goole East Yorkshire	Installation of electronic communications apparatus/development ancillary to radio equipment housing including removal of existing 2 no antennas to be replaced with proposed 2 no antennas and ancillary development thereto to include the removal of existing 2 no ERS units to be replaced with proposed 2 no ERS units fixed to existing tower leg	TELECOMMUNICATIONS - NOT REQUIRED 16 Dec 2020	Bethany Harrison

This page is intentionally left blank