



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 17 AUGUST 2022**
Time: **2.00 PM**
Venue: **COUNCIL CHAMBER - CIVIC CENTRE, DONCASTER ROAD, SELBY, YO8 9FT**
To: **Councillor M Topping (Chairman), Councillor C Richardson (Vice-Chair), Councillor I Chilvers, Councillor K Ellis, Councillor G Ashton, Councillor R Packham, Councillor P Welch, Councillor J Duggan and Councillor D Mackay**

Supplementary Agenda

1. **Officer Update Note for 17 August 2022 (Pages 1 - 6)**

Janet Waggott

Janet Waggott, Chief Executive

Enquiries relating to this agenda, please contact Democratic Services on democraticservices@selby.gov.uk.

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Agenda Item 5

Officer Update Note Planning Committee – 17 August 2022

Item 5.1

APPLICATION NUMBER:	2022/0381/COU	PARISH:	Eggborough Parish Council
APPLICANT:	Dove Adolescent Services Ltd	VALID DATE: EXPIRY DATE:	10 th May 2022 13 th July 2022
PROPOSAL:	Change of use from C3 to C2 to be a children's home for 4 Children ages 8-18		
LOCATION:	Braemar Weeland Road Eggborough Selby North Yorkshire DN14 0PW		
RECOMMENDATION:	Grant		

Additional Consultation Response

Para 2.2 – Parish Council – comments have been received and were updated at the previous committee. These were missed in the updated report. These object to the proposal on the following grounds:

It is a business with no business plan

-There is no provision for off street parking or any suitable parking that will not obstruct the private road leading to Braemar Court

-Parking will be required for Tutors, Carers, Visitors & Transport for example so a significant amount of parking is likely to be required

-The volume of parking required will cause a hazard on the main road which sees a high volume of traffic daily including HGV's

-The closeness to the roundabout will cause safety issues and possible driving hazards

-The previous resident of the property has raised concerns repeatedly about existing traffic issue on the main road

Concerns regarding highway safety issues have been covered in the original report under para 5.17 – 5.21 and no concerns have been raised by the Highways Authority.

Representations

Para 2.4 – There are 22 letters of representation in relation to the application not 23 as stated in the report.

Item 5.2

APPLICATION NUMBER:	2021/1298/FUL	PARISH:	Carlton Parish Council
APPLICANT:	Mr Anthony Mann	VALID DATE: EXPIRY DATE:	3 rd November 2021 28 th February 2022
PROPOSAL:	Change of use involving the formation of a tourist caravan site including the siting of two park homes; the creation of a camp site; the extension of an existing amenity block; and the erection of a storage building, land at Bridge View		
LOCATION:	Bridge View Hirst Road Carlton Selby North Yorkshire DN14 9PX		
RECOMMENDATION:	GRANT subject to conditions and that no objections are received following expiry of the publicity period.		

Change to the Recommendation

The recommendation as set out in the agenda was to:

- Grant subject to conditions and that no objections are received following expiry of the publicity period.

The recommendation is proposed to be changed to:

- Grant subject to conditions

The application has been subject to a second publicity period as it is regarded as a departure from the development plans. This second publicity period expired on 5th August 2022. No objections have been received. As such, the recommendation is to now grant, subject to conditions.

Site Plan: Page 33

The site plan is superseded as the number of pitches has reduced. The site plan under consideration will be shown to members during the officer's presentation.

Additional Condition

In order to ensure that any underground works do not damage the health of the trees that are on the boundaries of the site, the following additional condition is recommended to be imposed:

Prior to the use of the land commencing, detailed drawings of all proposed underground works, including internet and electric cables, drainage and any foundations shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, extent and depth of all excavations. The underground works shall be carried out and completed in accordance with the details as approved.

Reason: To ensure that retained trees are protected from damage.

Item 5.3

APPLICATION NUMBER:	2021/1360/FUL	PARISH:	Stillingfleet Parish Council
APPLICANT:	S Atkinson and Son	VALID DATE: EXPIRY DATE:	15 th November 2021 10 th January 2022
PROPOSAL:	Change of use of land for the siting of four shepherd huts and associated works (part retrospective)		
LOCATION:	Old Pasture Park York Road Stillingfleet Selby North Yorkshire YO19 6HW		
RECOMMENDATION:	GRANT subject to conditions and that no objections are received following expiry of the publicity period.		

Publicity and Change of Recommendation Update

The publicity period for the application expires on 17th August 2022 (today). No objections have been received up to today.

Therefore, Members are asked that, if minded to approve, the application is granted subject to delegated authority to the Chair and Head of Planning and Regulatory Services for issuing of the decision providing no further material objections are received.

Item 5.4

APPLICATION NUMBER:	2021/0868/FUL	PARISH:	Healaugh Parish Council
APPLICANT:	Mr J Richardson/JAGA Properties Ltd	VALID DATE: EXPIRY DATE:	6th September 2021 1st November 2021
PROPOSAL:	Conversion of agricultural building to 2 dwellings, removal of concrete hardstandings and impermeable outside storage and circulation areas, provision of car parking and landscaping		
LOCATION:	Oakwood Barns Main Street Healaugh Tadcaster		
RECOMMENDATION :	APPROVE		

An application for conversion of the adjacent agricultural buildings under Part Q of the GPDO is also under consideration by officers. Due the scale of the development proposed and the number of dwellings, the Highway Officer has recommended on those applications the improvement of the existing access with resurfacing. Due to the schemes both sharing the same access, Highways were therefore reconsulted on this application and have updated their comments with the same requirements.

It is therefore recommended that an additional condition be imposed on this proposal as follows:

The development must not be brought into use until the access to the site at Oakwood Barns, Main Street, Healaugh has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:

The resurfacing of the crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number A1 or E20 and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision should be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the specification of the Local Highway Authority.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

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