



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 7 SEPTEMBER 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

5. Officer Update Note: 7 September 2022 (Pages 1 - 6)

Janet Waggott

Janet Waggott, Chief Executive

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

This page is intentionally left blank

Agenda Item 5

Officer Update Note **Planning Committee – 17 August 2022**

Item 5.1

APPLICATION NUMBER:	2022/0031/EIA	PARISH:	Selby Town Council
APPLICANT:	North Yorkshire County Council	VALID DATE: EXPIRY DATE:	17th January 2022 30 th September 2022
PROPOSAL:	External and associated internal alterations to Selby rail station, demolition in a conservation of the part of the station building, Selby Business Centre, the Railway Sports and Social Club, James Williams House, boundary walls along Ousegate at the entrance to Cowie Drive, and lean-to at the railway goods shed. Reconfiguration of the bus station, highway alignments along Station Road, Ousegate, the Crescent/Park Street Junction. Public realm and landscaping improvements at the Wharf on Ousegate, Station Road and Selby Park. The creation of an underpass tunnel beneath Bawtry Road and creation of a new surface car park at Cowie Drive and new pedestrian and cycle access into the station from Cowie Drive. Inclusion of new bus stands, street furniture and EV bus charging points.		
LOCATION:	Selby Station Station Road Selby North Yorkshire YO8 4NW		
RECOMMENDATION :	DEFER to Head of Planning to GRANT following the end of the re-publicity period required under Regulation 25 following received of further information		

Updated Recommendation

Members are asked to DELEGATE the GRANT of the permission to the Head of Planning following the expiration of consultation period, being the expiry of the press notice on 17th September 2022, and there being no further comments received raising new material planning considerations.

Amended Conditions

The wording of the following conditions has been amended as below:

Condition 3:

Within 12 months of the grant of planning permission Selby Railway Sports and Social Club and James William House shall be demolished, demolition material removed from the site, the site cleared and secured.

Condition 4:

4. Prior to commencement of development a Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in strict accordance with the approved Construction Management Plan.

The scope of the Plan shall include:

- a) A programme of works.*
- b) Location of site compounds.*
- c) Arrangements for parking of vehicles for site operatives and visitors*
- d) A scheme for recycling/disposing of waste resulting from demolition and construction works.*
- e) The public highway is to be kept clean and free from construction detritus, such as the use of road sweeping measures*
- f) Suppression of dust and keeping roads swept clean by the use of mechanical measures.*
- g) A programme of works including phasing, and measures for the control of (construction) traffic to and from the site, and within the site, during construction*
- h) Details on hours of construction, deliveries, types of machinery to be used, noise and vibration mitigation and details of any monitoring and compliance with relevant standards.*
- i) Details on artificial lighting and measures which will be used to minimise impact, such as restrictions in hours of operation, the location and angling of lighting.*
- j) Erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate.*
- k) External lighting equipment, whether utilised for construction purposes or installed as part of the development, arranged such that no lighting will be shone directly towards dwelling or onto structures with bat roosting potential*
- l) Measures to control the emission of noise dust and dirt during construction.*
- m) On-site surface water management at all times during preparatory and construction work.*
- n) Measures to prevent the discharge of surface water to the existing or proposed highway*
- o) Precautions to be taken during the course of works, to avoid harm to nesting birds, bats and terrestrial mammals*
- p) Precautions to be taken to prevent the spread of non-native invasive species.*
- q) Proposed phasing of construction.*
- r) Security arrangements for construction equipment and materials.*
- s) Storage of plant and materials used in constructing the development.*

A copy of the Construction Management Plan shall be available on site for access by site operatives at all times during construction.

Condition 20:

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.

INFORMATIVE – Detailed Plans of Road and Footway Layouts

It is recommended that in order to avoid abortive work, discussions are held between the applicant, the Local Planning Authority and the Local Highway Authority before a draft layout is produced and any detailed planning submission is made. To assist, the Local Highway Authority has provided a list of information required to discharge this condition. It should be noted that approval to discharge the condition does not automatically confer approval for the purposes of entering any Agreement with the Local Highway Authority. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

(1) Detailed engineering drawings to an appropriate scale and based upon an accurate survey showing:

- (a) the proposed highway layout including the highway boundary*
- (b) dimensions of any carriageway, cycleway, footway, and verges*
- (c) visibility splays (horizontal and vertical)*
- (d) any affected buildings and site layout, including levels*
- (e) accesses and driveways (where applicable)*
- (f) drainage and sewerage system, including details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation in consultation with the Highway Authority.*
- (g) Road Marking and Signage Layout together with Sign Schedules*
- (h) traffic calming / traffic engineering measures*
- (i) all types of surfacing (including tactiles), kerbing and edging.*
- (k) details of street furniture including bollards, fencing, seating, bins, bus stop infrastructure*
- (l) details of vehicle restraint systems*
- (m) details of existing utility services apparatus (overhead and underground)*
- (n) details and specification of traffic signals, electronic systems, communications equipment*
- (o) landscaping and planting details including all trees, hedges and low level planting*
- (p) details of wayleaves, public rights of way*
- (q) details of barrier around areas of water within the development adjacent to the carriageways.*

(2) Longitudinal sections to an appropriate scale of each proposed road showing:

- (a) the existing ground level*
- (b) the proposed road channel and centre line levels*
- (c) full details of surface water drainage proposals, including SuDS features, storage tanks and attenuation systems*

(3) Full highway construction details including:

- (a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths*
- (b) when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels*
- (c) kerb and edging construction standard details*
- (d) typical drainage construction standard details.*

(4) Where applicable, details of the method and means of surface water disposal.

(5) Details of all proposed street lighting. (This plan is also to show New Trees (green); Existing Trees (Greyscale) and Removed Trees (red))

(6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

(7) Full working drawings for any structures including retaining wall features which affect or form part of the highway network.

(8) A programme for completing the works.

Item 5.2

APPLICATION NUMBER:	2022/0032/LBC	PARISH:	Selby Town Council
APPLICANT:	North Yorkshire County Council	VALID DATE: EXPIRY DATE:	17th January 2022 30 th September 2022
PROPOSAL:	Listed building consent for alterations to the Grade II listed Selby Railway Station including the demolition of the existing mid-twentieth-century station building, the construction of a replacement new pavilion style station building, creation of new access points and associated works		
LOCATION:	Selby Station Station Road Selby North Yorkshire YO8 4NW		
RECOMMENDATION :	GRANT		

There is no update to application 2022/0032/LBC.

Item 5.3

APPLICATION NUMBER:	2022/0188/FUL	PARISH:	Skipwith Parish Council
APPLICANT:	Skipwith Parish Council	VALID DATE: EXPIRY DATE:	28th March 2022 14 th October 2022
PROPOSAL:	Change of use of land from agricultural to recreational area with new perimeter timber fence to 2 No sides with double gates, new pedestrian access and 3 No new rustic timber benches		
LOCATION:	Land Off Main Street Skipwith Selby North Yorkshire		
RECOMMENDATION :	GRANT		

Update to report

Please be aware that there is a typo in para 5.3 which states ‘the Owner will make a commuted payment to a total maximum value of £15,330 to be *sued* for the provision of new or the enhancement of existing recreational open space..’

This should read ‘*used*’.

Additional condition

Due to an anomaly between the plans submitted. Plan 001 is annotated as palisade fencing whilst the fence and gate details 002 show post and rail fencing, it is recommended that an additional condition is attached to any approval as below:

The fencing to be installed shall be timber of post and rail design as shown on drawing 002 and no other form of fencing shall be used. This shall be maintained and retained as such for the lifetime of the development.

Reason: In the interests of preserving the character of the countryside and local area in accordance with Policy ENV1 of the Selby District Local Plan.

This page is intentionally left blank