



Meeting: **PLANNING COMMITTEE**
Date: **WEDNESDAY, 26 AUGUST 2020**
Time: **2.00 PM**
Venue: **MICROSOFT TEAMS - REMOTE**
[\(Click here\)](#)
To: **Councillors J Cattanach (Chair), I Chilvers, R Packham, P Welch, M Topping, K Ellis, D Mackay, M Jordan and J Mackman (Vice-Chair)**

Agenda

- 1. Apologies for Absence**
- 2. Disclosures of Interest**

A copy of the Register of Interest for each Selby District Councillor is available for inspection at www.selby.gov.uk.

Councillors should declare to the meeting any disclosable pecuniary interest in any item of business on this agenda which is not already entered in their Register of Interests.

Councillors should leave the meeting and take no part in the consideration, discussion or vote on any matter in which they have a disclosable pecuniary interest.

Councillors should also declare any other interests. Having made the declaration, provided the other interest is not a disclosable pecuniary interest, the Councillor may stay in the meeting, speak and vote on that item of business.

If in doubt, Councillors are advised to seek advice from the Monitoring Officer.

- 3. Chair's Address to the Planning Committee**
- 4. Minutes (Pages 1 - 6)**

To confirm as a correct record the minutes of the Planning Committee meeting held on 5 August 2020.

(The minutes of the meeting held on 12 August 2020 will be included for sign off on the agenda for the meeting of the Planning Committee to be held on 2

September 2020.)

5. Planning Applications Received (Pages 11 - 12)

- 5.1. 2019/1173/FUL - Laurel Lodge, Airfield Lane, Acaster Selby (Pages 13 - 40)
- 5.2. 2020/0073/COU - North Newlands Farm, Selby Road, Riccall (Pages 41 - 52)
- 5.3. 2020/0510/HPA - 4 The Crescent, Kelfield, York (Pages 53 - 64)

Janet Waggott

Janet Waggott, Chief Executive

Dates of next meeting (2.00pm) Wednesday, 2 September 2020
--

Enquiries relating to this agenda, please contact Victoria Foreman on 01757 292046 or vforeman@selby.gov.uk.

Live Stream

This meeting will be streamed live online. To watch the meeting when it takes place, [click here](#).

Recording at Council Meetings

Selby District Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform Democratic Services of their intentions prior to the meeting by emailing democraticservices@selby.gov.uk

Agenda Item 4



Minutes

Planning Committee

Venue: Microsoft Teams Live Event - Remote
Date: Wednesday, 5 August 2020
Time: 2.00 pm

Present remotely via Teams Live Events: Councillor J Cattanach in the Chair

Councillors I Chilvers, R Packham, M Topping, K Ellis, D Mackay, M Jordan and J Mackman (Vice-Chair)

Officers Present remotely via Teams Live Events: Martin Grainger – Head of Planning, Ruth Hardingham – Planning Development Manager, Glenn Sharpe – Solicitor, Gary Bell – Principal Planning Officer, Rebecca Leggott – Senior Planning Officer, Chris Fairchild – Senior Planning Officer and Victoria Foreman – Democratic Services Officer

7 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor P Welch. Councillor S Duckett was in attendance as a substitute for Councillor Welch.

8 DISCLOSURES OF INTEREST

Councillors J Cattanach, I Chilvers, R Packham, D Mackay, M Jordan and J Mackman declared a non-pecuniary interest in agenda item 5.3 – Market Garden, Hull Road, Hemingbrough, as they had all received email representations on the application from the Ward Member, Councillor K Arthur.

Councillor M Topping declared a non-pecuniary interest in agenda item 5.3 – Market Garden, Hull Road, Hemingbrough as he had received email representations on the application from the Ward Member, Councillor K Arthur, and had also visited the application site a number of times before he became an elected Member.

9 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair informed Members that an Officer Update Note had been circulated and that the business would be taken in the order as set out on the agenda.

The Committee noted that details of any further representations received on

the applications would be given by the Officers in their presentations.

10 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 8 July 2020.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 8 July 2020 for signing by the Chairman.

11 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following applications.

11.1 2020/0191/FUL - JUBILEE COTTAGE, 13 MAIN STREET, THORGANBY

Application: 2020/0191/FUL

Location: Jubilee Cottage, 13 Main Street, Thorganby

Proposal: Construction of 1 No. dwelling on land to the rear of Jubilee Cottage

The Principal Planning Officer presented the application which had been brought before Members of the Planning Committee at the discretion of the Head of Planning.

The Committee noted that the application was for the construction of 1 No. dwelling on land to the rear of Jubilee Cottage.

An Officer Update Note had been circulated to Members and made available on the Council's website that set out additional information and representations that had been made available since the publication of the report.

Section 1.6 of the report provided details of the relevant planning history and included application number 2018/1139/FUL, which was refused by the Planning Committee in November 2019 and subsequently appealed by the applicant. Since the report was written, the appeal decision had been received from the Planning Inspectorate. Details of the appeal decision were set out in the Officer Update Note.

The Inspector had concluded that the development "...*would not be in a suitable location having regard to the sustainable development aims of Policies SP2 and SP4 of the CS and the Framework...*", upholding the first

reason for refusal. The Inspector also considered that “...the proposal would have a harmful effect on levels of privacy for occupants of the existing and proposed dwellings and on the quality of outlook for occupiers of Jubilee Cottage...”, thereby also upholding the third reason for refusal. However, the Inspector stated that “...whilst the dwelling would not reinforce the prevailing linear alignment of dwellings, I find that its design and specific position in this instance would not result in material harm to the significance of the CA...”, so did not agree with the second reason for refusal.

The appeal decision represented a material consideration in the determination of the current application and, consequently, Officers were of the view that the second reason for refusal in the recommendation should be deleted. The remaining reasons for refusal would be consistent with the Inspector’s recent decision in which it was concluded that those matters attracted “...significant weight...” and were “...firmly against the proposal”. The Officer Update Note therefore also included details of the revised recommendation for refusal of the application.

Councillor S Duckett joined the meeting at this point and as such was unable to take part in the debate or decision on this item, as she had missed part of the Officer’s presentation.

Members asked questions of the Officer about the application, relating to impact on the character of the conservation area and village, and the visibility of the proposed dwelling. Officers confirmed that it was their view that the proposed development would have a detrimental impact on the linear nature and character of the village.

The Committee discussed the application and acknowledged a previous application on the same site, almost identical to the one under consideration, apart from the siting of the dwelling, had already been considered and refused in November 2019.

Members noted the decision of the Planning Inspectorate and that the Parish Council was still strongly opposed to the application. Members agreed that the Officer’s report was comprehensive and concluded that the application was unsuitable.

At this point Councillor J Mackman left the remote

meeting due to technical difficulties and did not return.

It was proposed and seconded that the application be refused; a vote was taken on the proposal and was carried.

RESOLVED:

To REFUSE the application for the following reasons:

1. **The site lies within the development limits of a secondary village which is a less sustainable location. The proposed development would result in backland development to the rear of other properties, and would not constitute the 'filling of a small linear gap in an otherwise built up frontage', or any of the other categories of development identified as acceptable in Secondary Villages in Policy SP4(a). The development is therefore contrary to Policy SP4(a) and consequently Policy SP2A(b), of the Core Strategy.**
2. **The poor juxtaposition between the proposed dwelling and Jubilee Cottage would result in harm to the amenities of future and existing occupiers by reason of overlooking, loss of privacy and overbearing. As such the development is contrary to Policy ENV1 of the Selby District Local Plan and chapter 12 of the NPPF.**

11.2 2020/0242/FUL - MANOR HOUSE, HULL ROAD, CLIFFE

Application: 2020/0242/FUL

Location: Manor House, Hull Road, Cliffe

Proposal: Proposed conversion of domestic garage/store and stables to dwelling

The Senior Planning Officer presented the application which had been brought before brought before Planning Committee as the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy H12 of the Selby District Local Plan), but it was considered there were material considerations which would justify approval of the application.

The Committee noted that the application was for the proposed conversion of domestic garage/store and stables to dwelling.

An Officer Update Note had been circulated to Members and made available on the Council's website which set out an amendment made to paragraph 6.1 of the report for clarification. The Update Note explained that the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy H12 of the Selby District Local Plan) but that this type of conversion of an existing rural building to residential was acceptable in principle in the NPPF and the overall spatial strategy for the District. Wording had also been added to paragraph 7.1 of the report which should read:

'This application is recommended to be approved GRANTED subject to the following conditions:'

Officers confirmed that the additional information in the Update Note did not alter the assessment made.

The Committee expressed the opinion that the application before them was appropriate and that they had no concerns with the proposal.

It was proposed and seconded that the application be approved; a vote was taken on the proposal and was carried.

RESOLVED:

To APPROVE the application subject to the conditions set out at paragraph 7 of the report.

11.3 2020/0376/FUL - MARKET GARDEN, HULL ROAD, HEMINGBROUGH

Application: 2020/0376/FUL

Location: Market Garden, Hull Road, Hemingbrough

Proposal: Conversion of redundant building to form residential dwelling

The Senior Planning Officer presented the application which had been brought before the Planning Committee as the proposal was contrary to the requirements of the development plan (namely Criterion 1 of Policy H12 of the Selby District Local Plan) but it was considered that there were material considerations which would justify

approval of the application.

The Committee noted that the application was for the conversion of a redundant building to form a residential dwelling.

An Officer Update Note had been circulated to Members and made available on the Council's website that set out additional representations received from the Ward Member for Derwent, Councillor K Arthur. Officers advised that the representations should be read in conjunction with those found at paragraph 2.18 of the report.

Members asked questions relating to several matters, including flooding, flood zones and the permitted timescales for the conversion of buildings from agricultural to residential uses. The Senior Planning Officer confirmed he was satisfied that the agricultural building to be converted had been in situ for a number of years.

The Committee expressed their support for the application and it was subsequently proposed and seconded that permission be granted; a vote was taken on the proposal and was carried.

RESOLVED:

To GRANT permission for the application, subject to the conditions set out at paragraph 7 of the report.

The meeting closed at 3.08 pm.

Planning Committee – Remote Meetings

Guidance on the conduct of business for planning applications and other planning proposals

1. The reports are taken in the order of business on the agenda, unless varied by the Chairman. If the order of business is going to be amended, the Chairman will announce this at the beginning of the meeting.
2. There is usually an officer update note which updates the Committee on any developments relating to an application on the agenda between the publication of the agenda and the committee meeting. Copies of this update will be published on the Council's website alongside the agenda.
3. You can contact the Planning Committee members directly. All contact details of the committee members are available on the relevant pages of the Council's website:

<https://democracy.selby.gov.uk/mgCommitteeMailingList.aspx?ID=135>

4. Each application will begin with the respective Planning Officer presenting the report including details about the location of the application, outlining the officer recommendations, giving an update on any additional representations that have been received and answering any queries raised by members of the committee on the content of the report.
5. The members of the committee will then debate the application, consider the recommendations and then make a decision on the application.
6. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework and the Council's planning code of conduct.
7. For the committee to make a decision, the members of the committee must propose and second a proposal (e.g. approve, refuse etc.) with valid planning reasons and this will then be voted upon by the Committee. Sometimes the Committee may vote on two proposals if they have both been proposed and seconded (e.g. one to approve and one to refuse). The Chairman will ensure voting takes place on one proposal at a time.
8. This is a council committee meeting which is viewable online as a remote meeting to the public.

9. Selby District Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform Democratic Services of their intentions prior to the meeting on democraticservices@selby.gov.uk
10. The arrangements at the meeting may be varied at the discretion of the Chairman.
11. For the time being, the Code of Practice for Dealing with Planning Matters is modified so that the public speaking scheme will not apply to Remote Meetings. This is due to the need to manage the duration and security of the meetings. Instead, written representations on planning applications can be made in advance of the meeting and submitted to planningcomments@selby.gov.uk. All such representations will be made available for public inspection on the Council's Planning Public Access System and/or be reported in summary to the Planning Committee prior to a decision being made.
12. The Remote Meetings Regulations provide flexibility in light of the Covid-19 pandemic, and allow meetings to be moved, called or cancelled without further notice. For this reason, the public are encouraged to check the Council's website in case changes have had to be made at short notice. If in doubt, please contact either the Planning Department on planningcomments@selby.gov.uk or Democratic Services on democraticservices@selby.gov.uk for clarification.
13. A provisional Calendar of Meetings is operating, with Planning Committees usually sitting on a Wednesday every 4 weeks. However, this may change depending upon the volume of business as we emerge from lockdown. Please check the meetings calendar using this link for the most up to date meeting details:
<https://democracy.selby.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1>
14. To view the meeting online, find the relevant meeting from the list of forthcoming Remote Planning Committee meetings. The list of forthcoming meetings is here:
<https://democracy.selby.gov.uk/ieListMeetings.aspx?Committeeld=135>

Find the meeting date you want and click on it. This will take you to the specific meeting page. Under the section on the page called 'Media' is the link to view the online meeting – click on this link.
15. Please note that the Meetings are streamed live to meet with the legal requirement to be "public" but are not being recorded as a matter of course for future viewing. In the event a meeting is being recorded the Chair will inform viewers.
16. These procedures are being regularly reviewed as we start to operate in this way and will include reviewing the feasibility of introducing public speaking at the Remote Meetings in the future.

Contact:

Democratic Services

Email: democraticservices@selby.gov.uk

This page is intentionally left blank

Agenda Item 5

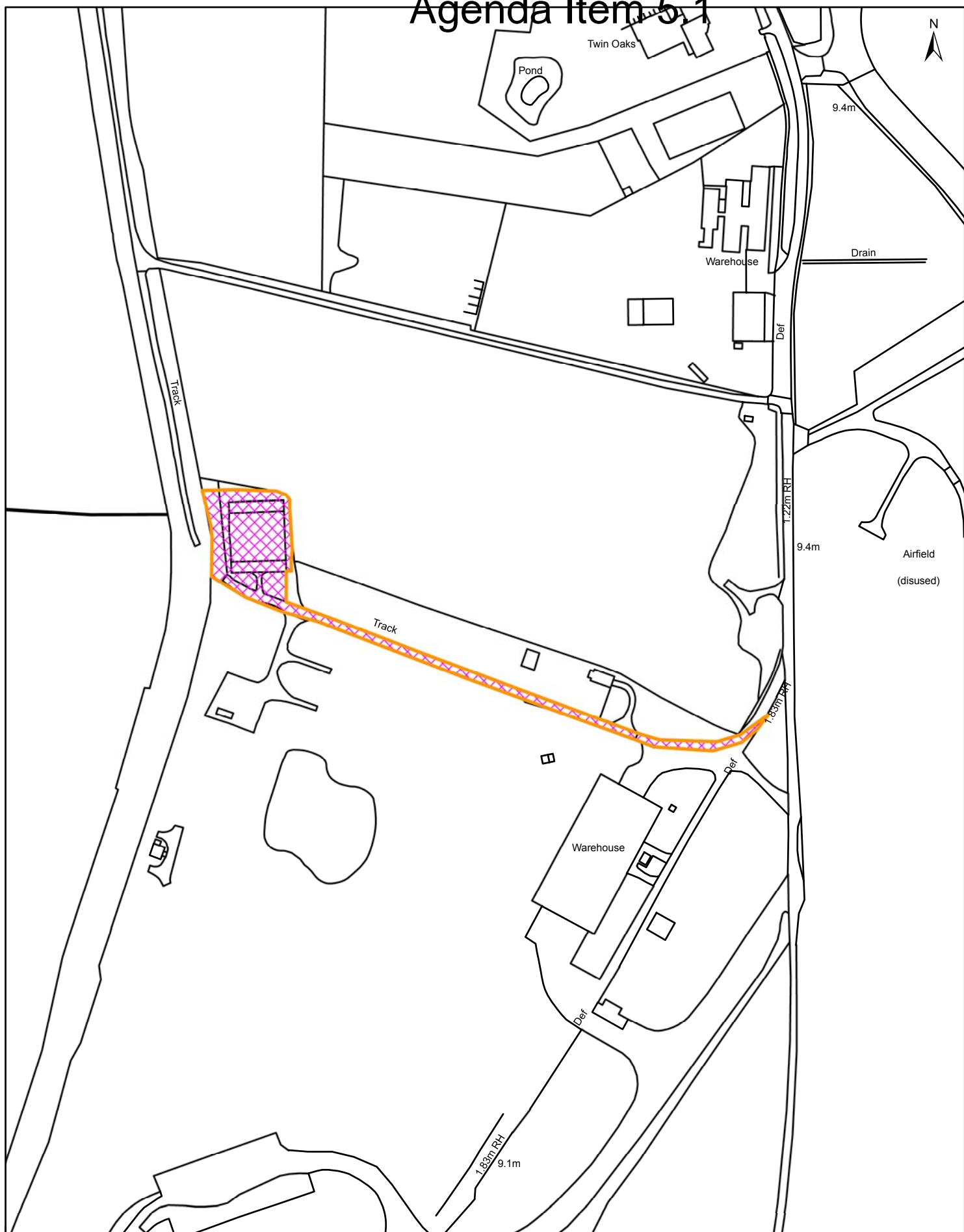
Items for Planning Committee

26 August 2020

Item No.	Ref	Site Address	Description	Officer	Pages
5.1	2019/1173/FUL	Laurel Lodge Airfield Lane Acaster Selby	Retention of one dwelling and car port/garden store and removal of the second dwelling	FIEL	13 - 40
5.2	2020/0073/COU	North Newlands Farm Selby Road Riccall	Change of use of land for siting of a caravan for use as granny flat/annexe to the existing property (Retrospective)	GAST	41 - 52
5.3	2020/0510/HPA	4 The Crescent Kelfield York	Erection of two storey side extension	JACR	53 - 64

This page is intentionally left blank

Agenda Item 5.1



APPLICATION SITE

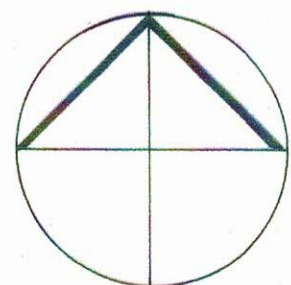
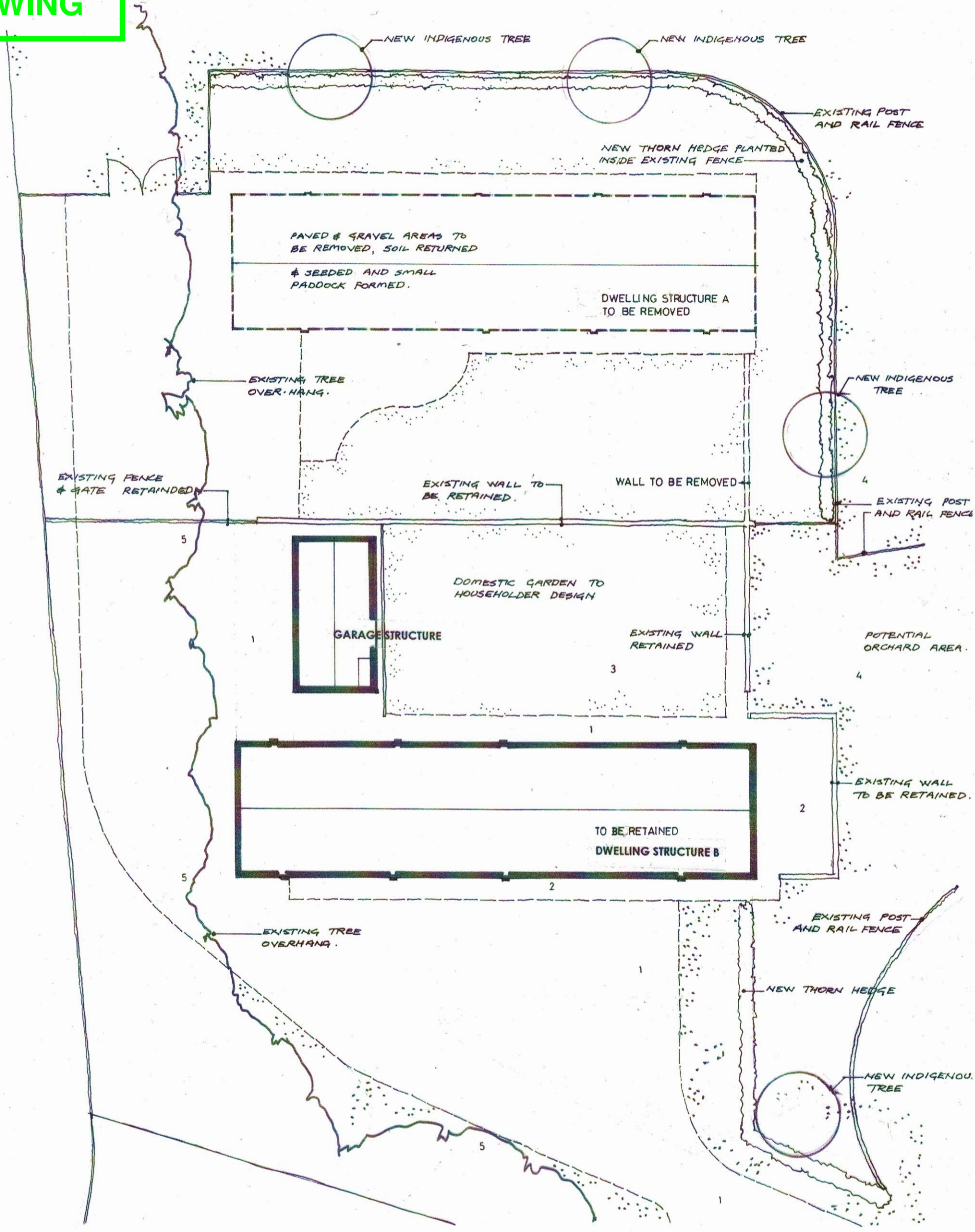
Laurel Lodge, Airfield Lane, Acaster Selby
2019/1173/FUL

1:2,500



This page is intentionally left blank

**AMENDED
DRAWING**



- KEY**
- 1 gravel drive or path
 - 2 stone flags
 - 3 lawn
 - 4 field
 - 5 tree overhang

REV. A. 15.02.20 **Page 15** LANSHPING
 & NOTES ADDED.

**RETENTION OF DWELLING STRUCTURE
 AT LAND OFF INTAKE LANE, ACASTER MALBIS, YORK**

SITE PLAN
 SCALE 1:200 DATE 29.10.2019 DRAWN MW

MICHAEL WILDBLOOD MBE MA(Cantab) RIBA (mwildblood@mail.com)
 HAMMONDS, LOWER DUNSFORTH, YORK, YO26 9SA

DRAWING NUMBER 1902.02 A

This page is intentionally left blank



Report Reference Number: 2019/1173/FUL

To: Planning Committee
Date: 26 August 2020
Author: Fiona Ellwood (Principal Planning Officer)
Lead Officer: Ruth Hardingham (Planning Development Manager)

APPLICATION NUMBER:	2019/1173/FUL	PARISH:	Appleton Roebuck Parish Council
APPLICANT:	Mr Simon Armstrong	VALID DATE:	18th November 2019
		EXPIRY DATE:	13th January 2020
PROPOSAL:	Retention of one dwelling and car port/garden store and removal of the second dwelling		
LOCATION:	Laurel Lodge Airfield Lane Acaster Selby York North Yorkshire YO23 2PW		
RECOMMENDATION:	REFUSAL		

This retrospective application has been brought before Planning Committee because it constitutes inappropriate development within the Green Belt. The matter for consideration is whether the case put forward by the applicants amounts to the 'Very Special Circumstances' necessary to 'clearly outweigh' the harm by reason of inappropriateness and any other harm identified.

1. INTRODUCTION AND BACKGROUND

Site and Context

- 1.1 The site is located between the villages of Acaster Malbis and Acaster Selby to the west of the old airfield in the open countryside on land that is Green Belt. It is located mainly within Flood Zone 1 and partly within Flood Zone 2.
- 1.2 The application site comprises two single storey dwellings positioned in parallel and constructed of cream rendered walls under a pantile roof. There is also a detached carport and garden store set at right angles and constructed of timber with pantile

roof. The site is positioned some distance from Intake lane with woods to the west through which a PROW runs close the west boundary.

The site includes a large garden area and a long driveway from Intake lane. The driveway and the west boundary of the site are bounded by close boarded timber fencing. The north and east boundaries are bounded by post and rail fencing.

- 1.2 Prior approval for the conversion from agricultural use to three residential dwellings was granted under 2015/0504/ATD (see details in planning history). This Prior Approval application comprised the two piggeries (now the subject of this application) and one further larger brick building. The larger brick building has lawfully been converted implemented and this is the two storey brick barn to east of this application site. This does not form part of this application now under consideration.

The Proposal

- 1.3 The unlawful development which has occurred on the site is the erection of two new dwellings together with an additional building forming a carport/garden store where no building previously existed in the open countryside that is Green Belt.
- 1.4 The resulting new buildings are similar in form, design and position to the previous approval for conversion but are larger in width, height, length and overall volume.
- 1.5 An application to retain both of these dwellings and the carport/garden store was refused on 6th June 2019 at Planning Committee (see history below).
- 1.6 This application is a resubmission and seeks to retain one of the dwellings and the new car port/garden store and proposes to demolish the second dwelling. The demolition of the second dwelling could be secured by a Section 106 Agreement.

Relevant Planning History

- 1.7 The following historical applications are considered to be relevant to the determination of this application:

2014/1184/ATD: Prior notification for the change of use of agricultural buildings to 3No. dwellings (C3) and associated operational development at Intake Farm, ,Appleton Roebuck, York, North Yorkshire,,: **Refused** , 16-JAN-15

2015/0504/ATD: Prior notification for the change of use of agricultural buildings to 3No. dwellings (C3) and associated operational development at Intake Farm, Appleton Roebuck, York. **Permitted**, 06-JUL-15

2017/1101/DOC, Discharge of conditions 3 (Noise), 6 (Contamination), 7 (Contamination), 8 (Contamination) and 9 (Contamination) of approval 2015/0504/ATD Prior notification for the change of use of agricultural buildings to 3No. dwellings (C3) and associated operational development at Intake Farm, ,Appleton Roebuck, York, Decision: **Discharged** 13-DEC-17

2018/1132/ATD,,: Section 73 application for prior notification for the change of use of agricultural buildings to 3No. dwellings (C3) and associated operational development at Intake Farm without complying with condition 10 of approval 2015/0504/ATD Appleton Roebuck, York. **Withdrawn** 30-NOV-18

2019/0124/FUL: Proposed development of 2no single storey residential dwellings and associated car port at: Paddock Lodge, Airfield Lane, Acaster Selby, North Yorkshire, YO23 2PW,: **Refused:** 06-JUN-19

Reasons for refusal on 2019/0124/FUL

The site lies within the designated Green Belt in the adopted Selby District Core Strategy wherein there is a presumption against development for purposes other than those categories specified in paragraphs 145 and 146 of the National Planning Policy Framework. The development involves the construction of new buildings in the Green Belt, does not fall within any of the exceptions set out in paragraphs 145 and 146 of the NPPF and represents inappropriate development in the Green Belt and should not be permitted unless there are very special circumstances to justify the development. In addition to the harm associated with inappropriateness, the development would result in harm to the openness of the Green Belt.

Inappropriate development should not be approved in the absence of very special circumstances. Very special circumstances to clearly outweigh the resultant Green Belt harm have not been demonstrated. The proposal therefore fails to meet the requirements of policies SP2 (d) and SP3B of the Core Strategy, which require accordance with National Green Belt Policy within the NPPF.

2. CONSULTATION AND PUBLICITY

Consultation

2.1 NYCC Highways

No objections.

2.2 Yorkshire Water Services Ltd

No comments received.

2.3 Ainsty (2008) Internal Drainage Board

The application will increase the impermeable area to the site and the applicant will therefore need to ensure that any surface water systems installed have the capacity to accommodate any increase in surface water discharge from the site. Comments made and condition/informatives suggested.

2.4 Contaminated Land Consultant

Unable to comment on this application as insufficient information has been provided Phase 1 Desk Top Study (Ref: 2013-815) and the gas addendum report which are both referred to in the submitted Phase 2 Ground Investigation Report are needed Also the remediation scheme and validation report if these are available.

2.5 The Environment Agency

No comments received.

2.6 Public Rights of Way Officer

There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary - attached plan shows this outside the application site. Advise and informative given in the event it would be affected.

2.7 NYCC Landscape Officer

Reviewed the submitted plans and landscape assessment (LVIA). Broadly agree with the scope and method of the LVIA but the adverse effects are understated. The proposed scheme does not reinforce local rural characteristics and is likely to be visible from several viewpoints. The submitted plans do not sufficiently explain how landscape character and views will be protected.

Selby District Council has a revised Selby Landscape Character Assessment, LUC, July 2019. The site falls within Character Area 1 York Fringe West. Overall the area has a rural character. There are no large settlements in the area but several villages and farmsteads. Management guidelines in the LCA encourage reinstatement of rural characteristics such as hedgerows, field trees, conservation of woodland. Specific reference is made in the LCA to "Seek sensitive restoration or reuse of the land around the former RAF Acaster Malbis".

The site is visible from sensitive receptors including the bridleway from Green Lane on the west side, and visible from Intake Lane to the east side. Careful consideration should be given to the appearance of buildings and compounds, to ensure that development reflects local character and pattern. Emphasis should be towards reinforcing rural landscape characteristics that would typically be expected in that location. I would not expect to see close boarded boundary fencing (existing to the west side and along the access) and untypical screen planting (which in turn should preserve Green Belt openness).

In order to protect views, character and setting recommend:

- wider landscape strategy and masterplan which restores and reinforces landscape characteristics (this should include the access and wider field area and field boundaries between Green Lane and Intake Lane).
- rural boundary treatments such as post and wire / post and rail with native hedgerow planting.
- trees and other planting should use locally occurring native species.
- reinstatement of wider field and roadside boundary fences and hedgerows.
- appropriate rural surfacing for access and hard standing areas (such as permeable natural stone rather than extensive tarmac and concrete paved areas).
- external areas should generally be un-cluttered and rural in appearance.

2.8 Environmental Health Officer

Objects as the applicants have not demonstrated that the potential impacts due to noise from the adjacent potato store will not be unacceptable. The application therefore fails to demonstrate compliance with relevant national policy considerations and guidance contained within the NPPF, NPPG, NPSE and relevant local policies.

2.9 Parish Council

Object to the application in the same terms as the Planning authority gave for refusal in Notice of Decision 2019/0124.

The site lies within the designated Green Belt -presumption against development for purposes other than those categories specified in paragraphs 145 and 146 of the National Planning Policy Framework. The development involves the construction of a new building in the Green Belt, does not fall within any of the exceptions set out in paragraphs 145 and 146 of the NPPF and represents inappropriate development in the Green Belt and should not be permitted unless there are very special circumstances to justify the development. In addition to the harm associated with inappropriateness, the development would result in harm to the openness of the Green Belt. Inappropriate development should not be approved in the absence of very special circumstances. Very special circumstances to clearly outweigh the resultant Green Belt harm have not been demonstrated. The proposal therefore fails to meet the requirements of policies SP2 (d) and SP3B of the Core Strategy, which require accordance with National Green Belt Policy within the NPPF.

2.10 Representation

The application was advertised by site notice and neighbour notification. One letter of representation has been received on behalf of Samuel Smith Old Brewery (Tadcaster). Main issues raised are summarised below.

- The applicant has not provided a planning statement to justify their approach to the relevant planning policies of the development plan.
- In addition to the development described the development includes ancillary development including hardstanding, courtyard, means of enclosure and regrading of the site.
- The buildings have been erected without the benefit of planning permission and are therefore unlawful.
- The lawful use of the site remains agricultural since the residential use of the previous demolished structures could not have been lawfully implemented without completion of the conversion works.
- The agricultural use of the site excludes it from being previously developed land as set out in the NPPF.
- The development is 'inappropriate development 'in the Green Belt.
- The circumstances identified by the applicant are in no way considered to meet the requirement of Very Special Circumstances.
- Policy Sp2 of the Core Strategy carries a resumption against new dwellings in the countryside whether Green Belt or not.
- Compliance with SP2 c) is not achieved as this is not a replacement due to existing structures being removed.
- Compliance with SP2 c) is not achieved as this is not well-designed (modern domestic treatment, light coloured render, anthracite glazing, patio doors are all alien features in this rural landscape). No notable features to identify the buildings as having an exceptional or innovative design approach.
- The starting point is a site which previously housed redundant agricultural buildings.
- The employment use of the site has not been considered as required by SP2 c).

- Does not contribute to the local economy or maintain the vitality of rural communities.
- Does not comply with SP10 or Sp13 of the Core Strategy.
- The application should be refused.

3 SITE CONSTRAINTS

- 3.1 The site lies outside the development limits of any settlement as defined in the Local Plan on land that is open countryside within the statutory Green Belt.
- 3.2 The site is located mainly within Flood Zone 1 and partly within Flood Zone 2 which has been assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

4 POLICY CONSIDERATIONS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.
- 4.2 The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.
- 4.3 On 17 September 2019 the Council agreed to prepare a new Local Plan. The timetable set out in the updated Local Development Scheme envisages adoption of a new Local Plan in 2023. Consultation on issues and options would take place early in 2020. There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.
- 4.4 The National Planning Policy Framework (February 2019) (NPPF) replaced the July 2018 NPPF, first published in March 2012. The NPPF does not change the status of an up to date development plan and where a planning application conflicts with such a plan, permission should not usually be granted unless material considerations indicate otherwise (paragraph 12). This application has been considered against the 2019 NPPF.
- 4.5 Annex 1 of the National Planning Policy Framework (NPPF) outlines the implementation of the Framework -

"213....existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

4.6 The relevant Core Strategy Policies are:

SP1 - Presumption in Favour of Sustainable Development
SP2 - Spatial Development Strategy
SP3 - Green Belt
SP10 - Rural Housing Exception Sites
SP15 - Sustainable Development and Climate Change
SP18 - Protecting and Enhancing the Environment
SP19 - Design Quality

Selby District Local Plan

4.7 The relevant Selby District Local Plan Policies are:

ENV1 - Control of Development
T1 - Development in Relation to Highway
T2 - Access to Roads

Appleton Roebuck and Acaster Selby Neighbourhood Plan

4.8 The relevant Neighbourhood Plan policies are:

DBE2	Respecting Traditional Building Design and Scale
DBE3	Green Infrastructure
DBE4	Drainage and Flood Prevention
EHL1	Maintaining Agricultural Land
ELH2	Conserving, Restoring and Enhancing Biodiversity
H1	New Housing Development Design and Scale,
H3	Car Parking

4.9 **Supplementary Planning Documents**

- Affordable Housing Supplementary Planning Document 2013
- Developer Contributions Supplementary Planning Document March 2007

5 APPRAISAL

5.1 The main issues to be taken into account when assessing this application are:

- Whether the proposal would be inappropriate development in the Green Belt
- The effect on the openness of the Green Belt
- Character and Appearance of the area
- Impact on Residential Amenity
- Highways
- Flood risk and Drainage
- Nature conservation interests
- Affordable Housing
- Contaminated Land
- Circumstances put forward by the applicant
- Other Matters
- Whether Very Special Circumstances Exist

Principle of the development and whether the proposal would be inappropriate development in the Green Belt

- 5.2 Because the agricultural buildings have been demolished, the starting point for this development must be on the basis of new residential development in the countryside that is Green Belt with no weight attributed to the existence of the previous agricultural buildings or the Prior Approval that was previously granted. The original buildings were removed and therefore the Prior Approval is not capable of being implemented in relation to the two piggery buildings. Moreover, the time period to implement it has expired. It is established in planning case law that these cannot be treated as a fall-back position. The principle of the development and the consideration of the impacts of the scheme must therefore be considered on the same basis of a greenfield undeveloped site.
- 5.2 Relevant development plan policies in respect of the principle of this proposal include Policies SP1 “Presumption in Favour of Sustainable Development”, SP2 “Spatial Development Strategy” and SP3 “Green Belts” of the Core Strategy (CS).
- 5.3 Policy SP1 of the Core Strategy outlines that “when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework” and sets out how this will be undertaken.
- 5.4 The application site lies outside the development limits within countryside that is Green Belt. Policy SP2, criteria C states that, development in the countryside will be limited to certain exceptions which include the replacement of existing buildings. However, SP2 criteria requires development which is in the Green Belt to conform to Policy SP3 ‘Green Belts’ and National Green Belt Policies. SP3 aligns with the Green Belt policy in the NPPF. It should therefore, in accordance with para 213 of Annex 1 of the NPPF, be accorded significant weight. This sets out the fundamental aims of Green Belt land which are to prevent urban sprawl and keep land permanently open and that the essential characteristics of Green Belts are their openness and their permanence as set out at paragraph 133 of the NPPF.
- 5.5 Paragraph 143 of the NPPF provides that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. It then goes on to set out a limited list of exceptions to this. Paragraph 144 also makes clear that inappropriate development should not be approved unless ‘Very Special Circumstances’ (VSC) exist. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 5.6 The limited exceptions are set out in paragraphs 145 and 146 of the NPPF.
- 5.7 Although the NPPF, at paragraph 145d) does allow “*the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces*”, this category is not applicable to this development since the new buildings are in a different use (residential) to the original buildings (agricultural). Since the previous buildings have been demolished, the correct starting point now for the consideration of this scheme is the same as a Greenfield undeveloped agricultural site.
- 5.8 The development which has occurred is the erection of two new dwellings with a new carport. This proposal seeks to a compromise arrangement which would retain

one of the dwellings and the carport and secure the removal of the second dwelling. This could be achieved via a Section 106 Agreement. The retention of this form of development does not fall within any of the exceptions to inappropriate development set out in 145 and 146 of the NPPF. As such, it is clearly inappropriate development in the Green Belt.

- 5.9 It is therefore concluded that the development is inappropriate development in the Green Belt. Paragraph 144 of the NPPF makes clear that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Impact on the openness of the Green Belt

- 5.10 The fundamental aim of the Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.11 The fundamental aim of Green Belts is to prevent urban sprawl by keeping land permanently open. The essential characteristics are their openness and their permanence. The openness of the Green Belt has both a visual and a spatial element. In terms of the spatial element the proposed scheme provides one new dwelling introducing built urban form into a Greenfield agricultural site. The presence of the built form of the new buildings is a significant urban encroachment which reduces the openness of the Green Belt. The creation of a garden curtilage and boundary treatments subdivides the land creating boundary structures further reducing the openness. The proposal to retain only one of the dwellings will clearly reduce the impact in comparison to the unlawful development which has occurred. However, in relation to a Greenfield undeveloped site, the impact of one dwelling and the carport will still result in a significant reduction in openness spatially.
- 5.12 In terms of the visual element, (the visual element of the Green Belt is not an assessment of visual quality), the site was previously agricultural open field with two low level simple single storey buildings. The development which has occurred harmfully impairs the visual aspects of the green belt through the introduction of new residential dwellings where none previously existed, through the urbanisation of the site with dwellings, manicured urban curtilage, the surfacing and access road, the urban high close boarded boundary treatments and the overall change to the visually open appearance of this part of the Green Belt. The reduction from two to one dwelling would reduce this harm. However, in relation to an undeveloped site, the impact of one dwelling and the carport will still result in a significantly harmful impact visually to the Green Belt.
- 5.13 It is therefore concluded the development reduces the openness of the green belt both spatially and visually and conflicts with the fundamental aim of the green belt which is to keep land permanently open.

Character and appearance of the area

- 5.14 The site is in open countryside to the south west of Acaster Malbis and formed part of the disused airfield to the east which has been partially reclaimed for agricultural use and is interspersed with scrub woodland with occasional light industrial uses and warehousing. The landscape is generally flat. The site itself is screened and

contained from wider distance views from the west north and south by hedgerows and trees but is clearly visible at close proximity from the PROW within the woods to the west. It is also clearly visible through gaps in the hedgerows from the east albeit from some distance. Although views of the site are to a degree filtered and screened, the building forms and their curtilage and boundary treatments are still clearly visible.

- 5.15 In terms of the impact of the development, given the starting point is the same as a Greenfield site, the construction of one new dwellings introduces new development of urban character with a driveway, boundary enclosures and domestication uncharacteristic of the general open countryside. It is a form of development which is normally resisted unless there are special circumstances. The development is therefore considered to have a significantly harmful urbanising impact on the character and appearance of this part of the countryside.
- 5.16 This application does; however, propose the entire removal of one of the dwellings and this would significantly reduce the harm of the development which has occurred. The impact of one new dwelling in the countryside would be considerably less than the impact of two. This is discussed in more detail later in this report. However, the remaining one new dwelling still represents a new dwelling in the open countryside that did not exist previously. The development would still have a significantly harmful impact on the character and appearance of the area over and above that of an undeveloped Greenfield site.
- 5.17 An updated landscape and visual assessment appraisal for the applicants has been provided which assessed the impacts of the development. The report describes that the pattern of hedgerows and woodland which in part enclose the site. It refers generally to the surrounding visual and landscape quality as eroded due to the former land use and sporadic pockets of industrial use. The landscape sensitivity to change is assessed as being low sensitivity.
- 5.18 The appraisal for the applicants concludes that: *“The North Yorkshire and York Landscape Characterisation Project, carried out in 2011, assessed the character area to have moderate landscape and visual sensitivity overall. As with visual impact, due to the enclosed nature of the site, and areas beyond, influence on the wider landscape is limited. The better-quality features of the application site are generally limited to the mature hedgerow and trees situated immediately beyond the boundaries of the site. The loss of two trees due to redevelopment is assessed as having moderately adverse effect, although new planting of Native hedgerow and tree species will mitigate this loss. The introduction of sympathetically designed buildings, replacing dilapidated structures, and positioned within the framework of the existing landscape structure has also mitigated minor changes brought about new development, elements of openness are largely retained and landscape quality will be enriched with tree planting. The magnitude of change to landscape character is found to be generally low as there has been a minor alteration to characteristics of the site and has introduced elements which are not uncharacteristic when set within the attributes of the receiving landscape. With the removal of one of the buildings, replacing with a paddock, and with the introduction of tree and hedgerow planting, this will result in a residual beneficial effect”*. In summary the appraisal concluded that there would be a moderate adverse impact on the landscape features of the site, a neutral impact on the landscape character and a beneficial impact on the land use of the site. The residual change after 10-15 years is concluded overall to be of ‘minor beneficial’ impact. It should be noted that the

appraisal makes comparison with the previous dilapidated agricultural buildings and not in comparison with a greenfield site.

- 5.19 Following receipt of the applicant's appraisal, the views of the Councils Landscape Consultant have been sought. The response states that the scheme "*does not reinforce rural characteristics and is visible from several viewpoints*". The Selby Landscape Character Assessment looks to "*Seek sensitive restoration or reuse of the land around the former RAF Acaster Mablethorpe*". The Councils Landscape Consultant considers that that "*careful consideration should be given to the appearance of buildings and compounds, to ensure that development reflects local character and pattern. Emphasis should be towards reinforcing rural landscape characteristics that would typically be expected in that location. I would not expect to see close boarded boundary fencing (existing to the west side and along the access) and untypical screen planting (which in turn should preserve green belt openness)*".
- 5.20 The Landscape Consultant goes on to recommend a series of measures which would help to protect views, character and setting and these include:
- wider landscape strategy and masterplan which restores and reinforces landscape characteristics (this should include the access and wider field area and field boundaries between Green Lane and Intake Lane).
 - rural boundary treatments such as post and wire / post and rail with native hedgerow planting.
 - trees and other planting should use locally occurring native species.
 - reinstatement of wider field and roadside boundary fences and hedgerows
 - appropriate rural surfacing for access and hard standing areas (such as permeable natural stone rather than extensive tarmac and concrete paved areas).
 - external areas should generally be un-cluttered and rural in appearance.
- 5.21 The landscaping scheme submitted incorporates some but not all of the above elements but potentially could be dealt with by way of a condition if the applicants are willing to implement changes. The revised plans provide for some indigenous hedge and tree planting around the boundary edges of the garden area created but it is considered that a more robust and comprehensive scheme is required to further mitigate and improve the setting of this site. In addition, the substantial lengths of fencing around the site are at present prominent and new. The boundaries on the north and east are post and rail and are more appropriate for the location. However, the high close boarded fencing to the west and flanking the driveway to the south are urban in character and stand out as incongruous in this rural setting.
- 5.22 The impact on this countryside location could be mitigated and improved upon to some degree if the current urban boundary treatments were changed and a more robust landscaping scheme were provided and implemented. This should not be designed to screen and enclose the site, which would further reduce the openness of the Green Belt but should be designed so as to enhance the rural characteristics and the setting within the context of the rural area. Sporadic indigenous clusters of planting to provide setting would be more appropriate. However, the provision of a robust landscaping scheme would take many years to take effect during which time the harmful impact would remain. In time the benefits as identified by the applicant's landscape appraisal would have 'minor beneficial' effects.

- 5.23 In terms of the design, the building to be retained is not overly domestic with any porches conservatories or chimneys. The dwelling to be retained and the timber carport with pantile roof is of simple form and uncomplicated design. It is single storey and low level and generally appropriately designed for a rural location. If the development were acceptable in principle, no objections would be raised in terms of the design or its impacts on the character and appearance of the area.
- 5.24 As such, it is considered that the development is acceptable with respect to design however, even with the reduction of one dwelling, the scheme still introduces a new dwelling into the countryside which results in a harmful urbanising impact on the character and appearance of the area. This conflicts with the aims of Policies' SP18 and SP19 of the Core Strategy, with Policy ENV1 of the Local Plan and with the NPPF.

Highways

- 5.25 The proposal utilises an existing vehicular access from Broad Lane. This is the same access that was proposed in the prior approval and no highway objection was received. In this case, NYCC Highways have no objections to the proposal and no conditions recommended.
- 5.26 There is adequate space about the dwellings to park. There is also a car port provided. As such, it is considered that the development to be retained is acceptable with respect to parking and road safety requirements and in accordance with policies H3 of the NP, ENV1(2) and T1 of the Local Plan, Policy SP19 of the Core Strategy and Paragraph 39 of the NPPF with respect to the impacts on the highway network.

Impact on Residential Amenity

- 5.27 The site is in a relatively isolated position and does not result in any loss of amenity in terms of overlooking, overshadowing or disturbance of the occupants of any existing nearby dwellings. The nearest dwelling is the two-storey barn nearer Broad Lane which is over 160 metres away.
- 5.28 In terms of amenity for the future occupants of the application site, as one dwelling would be removed, the remaining dwelling would enjoy a high level of privacy and there would be no adverse effects from overlooking or overshadowing of other dwellings. Adequate living conditions for the future occupants can easily be achieved in these respects.
- 5.29 It has previously been identified that potential noise and disturbance for future residents could occur from surrounding industrial uses. In particular there were concerns over the potato store on adjacent land. Condition 3 of the Prior Approval for the conversion of the agricultural buildings required (prior to development commencing) a noise survey to be undertaken and for noise levels within the garden areas of the dwellings not to exceed specified limits and for the buildings to be constructed to provide noise attenuation against external noise with specified limits of internal noise levels to achieve. These approved works were to be retained for the lifetime of the development. The reason to ensure this was achieved was to prevent any future complaints from occupants of the dwellings which could impact upon the legitimate established operation of the potato business.

- 5.30 Pursuant to discharging this condition in 2017 for the Prior Approval Development the applicant submitted a Noise Impact Assessment (NIA). It was established that the main noise impacts at this site will be due to road traffic on Broad Lane to the East, other nearby industrial uses and from the potato store to the South. Although noise levels were taken on 3 occasions, the external plant items on the northern façade of the potato store were not operational and it is understood the stores use and the use of the plant items are seasonable for potato harvest. The Parish Council's concerns in this respect were noted however, in order to assess the impact, the applicants took noise data from another potato store and the values used as indicative in the assessment and corrected for the distance from the dwellings.
- 5.31 The Noise Impact Assessment (NIA) concluded that the site is subject to medium risk from noise and advises that planning conditions were appropriate. It was advised the development should take account of the noise risk and reflect good acoustic design principles in the layout of dwellings and the use of space. In terms of the site layout and design, when setting internal floor plans, consideration was to be given to focusing non-habitable uses towards the main sources of noise and placing habitable rooms (e.g. living rooms and bedrooms) on façades facing away from the main sources of noise. It was not expected however, that noise would be a barrier to the development. It was also recommended that, when setting external amenity spaces consideration should be given to focusing these communal outdoor spaces away from the main sources of noise where possible. The condition was discharged on the basis of an updated NIA. However, the condition was also a compliance condition and required the scheme to be implemented and maintained in accordance with the approved details.
- 5.32 The scheme currently under consideration is a different dwelling with a different layout and as such needs to be considered afresh with up to date noise data particularly since the original prior approval was granted over 5 years ago. Moreover, although the noise survey was on the basis of predicted data the condition required compliance with noise levels through the layout of the rooms, the insulation measures and this could have been checked as progression of the development occurred. This can't now occur as the room layout and insulation levels etc have changed. Moreover, they as they have already occurred they are now fixed.
- 5.33 The applicants have therefore been asked to provide an updated assessment with actual data from the noise levels of the potato store. In particular they have been asked to address whether the development (including the layout, position of windows and amenity areas, and sound insulation etc) that has occurred meets the required noise mitigation requirements for the actual levels of noise that are occurring. Although further information has been provided this does not address the issue of the potential impact of noise arising from the potato store. As such, the principle noise source of concern has not been assessed adequately and it cannot be confirmed whether the development is acceptable with respect to the noise impacts.
- 5.34 The Environmental Health Officer has expressed concerns. However, it is understood that obtaining updated noise readings from the potato store is not straightforward due to the seasonal nature of the use and due to the lockdown circumstances. Even though the development has occurred, in the circumstances it is considered appropriate, if the development were to be approved, to impose a condition requiring an updated NIA to be provided and, if necessary, to incorporate

mitigation measures into the layout and design of the retained dwelling if required. Such measures might include alterations to the dwelling, acoustic fencing or additional screen planting. However, it cannot be discounted that there is a small risk that the noise levels can't be adequately mitigated. This risk is considered low given at the Prior Approval stage the potential source of noise was not considered to amount to a barrier to development and was also based on a seasonal issue.

- 5.35 It is therefore considered that the proposal would not result in any significant impact on neighbouring properties and could, subject to an appropriate condition and appropriate mitigation measures if required, provide an adequate standard of amenity for future occupants in accordance with Policy ENV1 (1) of the Selby District Local Plan and SP19 (k) of the Core Strategy.)

Flood risk and drainage

- 5.36 "The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required.
- 5.37 Only a small corner of the site is within Flood Zone 2 with the majority of the site and the two buildings sitting within Flood Zone 1. The Environment Agency was consulted on the Prior Approval application who indicated no objection to the proposed change of use. Standard mitigation measures were advised for any development within Zone 2. However, as the building to be retained is positioned within Flood Zone 1, mitigation is not required.
- 5.38 A drainage system has been laid with foul water discharging to a mini package treatment works into a soakaway. Surface water also discharges into a soakaway. The applicants indicate that there is no additional demand placed on the local water course and no additional flooding will be created as a result of the development. Yorkshire Water makes no comments on the proposals. The IDB don't object and recommend conditions regarding discharge of surface water and discharge rates.
- 5.39 It is considered the proposal would be acceptable in terms of flood risk and drainage and therefore accords with DBE4 of the NP, Policies SP15, SP16, SP19 of the Core Strategy, and the NPPF.

Nature conservation interests

- 5.40 The work at the site has been done and the development is substantially complete. The County Ecologist originally advised a bat survey should be undertaken prior to determination. As this is not the case and the original buildings are demolished a survey is not needed.
- 5.41 As such it is considered that the retention of the new dwelling would not harm any acknowledged nature conservation interests and therefore accords with ELH2 of the NP, ENV1(5) of the Selby District Local Plan, Policy SP18 of the Core Strategy and the NPPF.

Affordable Housing

- 5.42 Core Strategy Policy SP9 and the accompanying Affordable Housing Supplementary Planning Document (SPD) sets out the affordable housing policy context for the District. Policy SP9 outlines that for schemes of less than 10 units or less than 0.3ha a fixed sum will be sought to provide affordable housing within the District.
- 5.43 However, the NPPF is a material consideration in planning decisions (as set out in paragraph 2 of the NPPF) and states at paragraph 63 - *“Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount”*. ‘Major development’ is defined in Annex 2: Glossary as *“For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”*.
- 5.44 The application proposes the creation of one dwelling on a site which has an area of less than 0.5 hectares, such that the proposal is not considered to be major development as defined in Annex 2 of the NPPF. It is therefore considered that having had regard to Policy SP9 of the Core Strategy, the Affordable Housing SPD and national policy contained within the NPPF, on balance, the application is acceptable without a contribution for affordable housing.

Contaminated Land

- 5.45 A Phase 2 Ground Investigation report was submitted with the prior approval application for the conversion of the piggeries. The Council's Contamination Land Consultants were consulted on the original Prior Approval and conditions were imposed requiring, prior to development (2014), an investigation and risk assessment (condition 6), a remediation scheme (condition 7 & 8) and safeguards in the event contamination was found (condition 9).
- 5.46 Further information was submitted under ref 2017/1101/DOC to discharge these conditions and was found to be acceptable. The conditions were discharged subject to seeing a verification report confirming that the agreed remedial works have been carried out following completion of the remedial works. The Council's Contamination Land Consultant now requires this verification report to be provided. This is necessary to ensure the development is safe and does not pose a health risk. This has been requested however, there are difficulties in obtaining the information since fieldworks from the contamination experts (GEO Environmental) have been suspended and they are unable to visit to witness the finalised remediation and issue a verification report. It has been requested that this matter be conditioned. In the circumstances of lockdown it has been considered appropriate to impose a condition requiring submission of the verification works and for further remedial work to be undertaken if contamination is still present.
- 5.47 Subject to receipt of the above and subject to the Contamination Land Consultant raising no further concerns the proposal is therefore considered to be acceptable in regard to contamination subject to an appropriate condition for the validation report and is therefore in accordance with Policy ENV2 of the Local Plan and paragraph 178 of the NPPF.

Circumstances and factors put forward by the applicant in favour of the development

5.48 The applicant has submitted the following information to be weighed up in the overall assessment.

- The retention of one dwelling and outbuilding and the demolition of the second dwelling would result in an overall smaller footprint to the agricultural buildings with Net loss of development on the site which the applicants state is 103 sq metre reduction in footprint
- Improved design of the new dwelling compared to the converted agricultural buildings
- The buildings are efficient, sustainable and minimise carbon footprint
- Landscaping improvements
- Complies with Green Belt Policy
- Improvement to the openness of the Green Belt
- Social benefits Contribution of one dwelling to the housing requirement for the district
- Reduction in car journeys from two dwellings to one
- Environmental enhancement with net ecological benefit over the previous use potentially creating a modest habitat for small-scale wildlife
- Economic benefits directly and indirectly during construction and through public spending locally
- Passage of time, the state of disrepair and lack of intent to demolish and construct unauthorised development- further detail given below

5.49 In addition to the above in support of their actions the applicants state that the builder encountered difficulties and recommended the buildings be demolished and rebuilt on a similar footprint. The applicant assumed (incorrectly) he had planning consent for 2 residential properties and the rebuild would fall under the same consent. It was never the intention to carry out unauthorised works or to circumvent the planning system.

5.50 They have submitted detailed information on why the buildings were demolished. The key points are summarised as follows:

- The walls to the building whilst initially appearing sturdy and true were found, on closer inspection, to be badly decayed, cracked, fragile and unstable – badly affected by the trees and their roots and the poor condition of the underlying slab (weak, thin and with little cement). The bricks had badly blown due to frost attack and water damage resulting from the poor condition of the roof. The brick work was no longer cohesive and was unstable. As work commenced to carefully remove the tree roots/stumps several of the walls collapsed. Strengthening and repair of the original brickwork was not possible.
- The felt roof was in terrible condition and had been leaking badly. It needed to be replaced with a new tiled roof. The steel trusses were rotten, unrepairable and fell apart upon removal. The underlying slab was not strong enough to support a replacement tiled roof and associated structures.
- Upon removal of the original roof it was apparent that the brick buttresses were in poor condition and were totally rotten due to water damage. They became unstable, had no structural integrity and were not repairable or useable.

- Due to years of decay there was no option to strengthen the internal structures of the building by attachment to the main outside walls as these walls had collapsed – the building was unsafe.

5.51 Officer Comment on the factors in favour of the development

Smaller footprint

5.52 The development that has occurred is two new larger buildings and a third new building forming a carport and store. For information, a comparison is made below;

- Taken together the size of the two new dwellings and car port compared to the agricultural buildings result in an increase in footprint of 46%. In terms of volume the increase is 75% larger. This is a significant increase in overall building size.
- Taken together the size of the proposed buildings to be retained, (Block B & new car port and garden store) would amount to an overall small reduction in footprint and volume of the original agricultural buildings. The footprint would be 22% smaller and the volume would be 7% smaller.

5.53 Although the reduction in built form is small, there would be a small improvement to the spatial aspects (over and above the current unauthorised development). In order to maintain such a reduction to the openness, if approved, it would be necessary to impose a permitted development restriction to ensure the dwelling is not increased in size in the future or the spatial aspects of the Green Belt harmed by ancillary buildings.

5.54 In terms of VSC this does not weigh in favour given the base start point for consideration of this development.

Improved design

5.55 In terms of the design and materials the resulting building group is a visual improvement over the dilapidated agricultural buildings which existed. However, the design of the resulting development is only different to the conversion scheme in relation to size. The design is basically the same and there is little difference visually in design terms from the newly constructed dwellings in contrast to how they would appear if the original buildings had been converted. The impact of one dwelling and outbuilding would have much less of an urbanising impact on this rural location than the impact of two dwellings. Moreover, although the retained dwelling would have increased height and volume, the two remaining buildings would be more compactly arranged. Taken together, the parking, gardens, domestication and paraphernalia associated with just one dwelling would have much less impact on the character and appearance of the rural area than two dwellings. In this respect it is accepted that the removal of one dwelling would result in positive beneficial benefits above what exists at present.

5.56 In terms of VSC this does not weigh in favour given the base start point for consideration of this development.

The buildings are efficient, sustainable and minimise carbon footprint

- 5.57 The applicants state that in terms of energy efficiency the property conforms to the latest Building Regulations requirements incorporating high levels of thermal insulation throughout. A copy of an EPC certificate is provided showing that the dwelling has an energy efficiency rating of band C (rating 73) with a potential rating of band A (rating 95), compared to the average efficiency rating for a dwelling in England and Wales which is band D (rating 60).
- 5.58 The new dwelling benefits from, Cavity walls built with full insulation, Roof - 75mm loft insulation, Floor - Solid, with under floor insulation underlay in carpeted areas, Windows and doors – double glazed throughout, Central Heating – boiler and radiators fed from private oil tank , Hot water – fed from above boiler (oil), Lighting – Low energy lighting in fixed outlets.
- 5.59 Current primary energy use per square metre of floor area: 121 kWh/m² per year. The average UK household currently omits approx. 6 tonnes of carbon dioxide each year. The dwelling in question produces approx. 4.7 tonnes of carbon dioxide each year. It is not possible to directly and accurately compare the energy efficiency of the existing new build to that of a conversion on this site. However, as a rule of thumb new-build homes tend to have higher energy efficiency ratings than older buildings, or conversions, because the new build process allows for insulation to be integral to the build. The retention of one new dwelling would have some benefits over and above a conversion scheme in terms of efficiency, sustainability and a lower carbon footprint. On the basis of this information the new build property has slightly higher levels of energy efficiency and sustainability and lower levels of carbon footprint than a converted dwelling would achieve.
- 5.60 In terms of VSC this does not weigh in favour given the base start point for consideration of this development.

Landscaping improvements

- 5.61 The comments of the council's landscape consultant are discussed in this report. Overall it is concluded that a more detailed and robust landscaping scheme is needed and some changes to some of the boundary fencing. This could be the subject of a condition.
- 5.62 In terms of VSC this does not weigh in favour given the base start point for consideration of this development.

Complies with Green Belt Policy and (vi) Improvement to the openness of the Green Belt

- 5.63 This is covered in the report above. The development is concluded to be inappropriate development which does not comply with Green Belt Policy and has a harmful impact on the openness of the Green Belt.

Social benefits of the contribution of one dwelling to the housing requirement for the district

- 5.64 The contribution of one dwelling to the housing market is of some benefit. However, the contribution is very limited in relation to the overall housing needs of the district and is not considered sufficient to constitute VSC. Moreover, there is no benefit over and above the previously approved conversion scheme which would have provided two dwellings.

Reduction in car journeys

- 5.65 In terms of sustainability the introduction of one dwelling in the countryside will increase car journeys and is not consistent with the Councils spatial development strategy which seeks to direct development to the towns and more sustainable settlements of the district. Notwithstanding this the retention of one dwelling will reduce car journeys associated with two dwellings.
- 5.66 In terms of VSC this does not weigh in favour given the base start point for consideration of this development.

Environmental enhancement

- 5.67 The comments on the landscaping scheme provided have been covered in the officers report and the minor possible longer term benefits suggested from the small amount of planting proposed are not considered to amount to or to be counted as contributing to VSC.

Economic benefits

- 5.68 The limited economic benefits associated with the retention of one dwelling are not considered to contribute to or amount to VSC.

Passage of time, the state of disrepair and lack of intent to demolish and construct unauthorised development

- 5.69 The difficulties in carrying out the conversion and the poor condition of the buildings are acknowledged. There is nothing to suggest that the building was intentionally demolished and rebuilt. However, it is not clear whether; given the advice in the original structural survey, adequate care was taken in the clearance of the overgrown vegetation at site with the use of mechanical equipment, to prevent the building from collapsing. Whilst officers have sympathy with the position, this approach cannot be a matter to contribute to the VSC.

Balancing Whether Very Special Circumstances (VSC) exist sufficient to outweigh the harm to the Green Belt by inappropriateness

- 5.70 It is clear that what is proposed is inappropriate development in the Green Belt. The main issue to assess is whether any of the above matters taken individually or collectively, amount to the VSC necessary to outweigh the harm to the Green Belt through inappropriateness.
- 5.71 What constitutes very special circumstances (VSC), will depend on the weight of each of the factors put forward and the degree of weight to be accorded to each is a matter for the decision taker. Firstly, it is to determine whether any individual factor taken by itself outweighs the harm. Secondly to consider whether, a number of factors ordinary combine to create VSC.
- 5.72 The weight to be given to any particular factor will be a matter of degree and planning judgement. There is no formula for providing a ready answer to any development control question on the green belt. Neither is there any categorical way of deciding whether any particular factor is a 'very special circumstance' and

the list is endless but the case must be decided on the planning balance qualitatively rather than quantitatively.

- 5.73 An assessment needs to be made on this case of the benefits of the current unauthorised retrospective scheme as proposed with Block A to be removed to determine whether these amount to the 'Very Special Circumstances' necessary to outweigh the harm to the Green Belt.
- 5.74 The harm that has been identified is the inappropriate development of new buildings because they don't fall within any of the allowable exceptions set out in the NPPF in the Green Belt. Harm is also identified due to the significant increase in built form and the reduction in the openness of the Green Belt.
- 5.75 Prior Approval was previously granted for the conversion of the buildings to dwellings. However, this is not a fall-back position as the buildings no longer exist.
- 5.76 It is acknowledged that the removal of one dwelling (Block A) in its entirety is a significant contribution by the applicant in trying to achieve a way forward. In terms of the unauthorised development which has occurred there would certainly be some benefit from the scheme as currently proposed in terms of a small reduction in built form to that which existed in the form of the former agricultural buildings. Moreover, it does significantly reduce the volume of built form that exists today. This would give the appearance of greater openness to the Green Belt and would result in some positive benefit over and above what exists at present. However, the correct planning approach and the necessary approach officers must take is to assess the development on the basis that the agricultural buildings have been removed and the proposed dwelling is on a greenfield site in the Green Belt. The retention of one dwelling and the carport would be inappropriate development in the Green Belt which reduces the openness spatially and is visually harmful to the Green Belt. As such the benefit of removal of one dwelling cannot contribute to VSC.
- 5.77 In terms of the design, the simple design and form and quality of materials are an improvement on the original buildings whilst retaining much of their simplicity. The new carport and store do add more built form but are located behind the buildings and are well screened from the wider landscape by the tree belt to the west. The resulting building group is a visual improvement over the dilapidated agricultural buildings which existed. The resulting building group would be improved further with the removal of one dwelling and this is a factor in favour of the proposal. However, when considered against the starting point of the Greenfield site, the qualities of design are not so outstanding as to justify a new dwelling in open countryside which planning policy normally strictly controls. The benefits of a reasonable design are not uncommon and are not considered to be a VSC.
- 5.78 The impact of one dwelling and outbuilding would have much less of an urbanising impact on this rural location than the impact of two dwellings. Moreover, the two remaining buildings would be more compactly arranged and tucked into the far corner of the site with the backdrop of trees. Taken together, the parking, gardens, domestication and paraphernalia associated with just one dwelling would have much less impact on the character and appearance of the rural area than two dwellings. In this respect the removal of one dwelling would result in positive beneficial benefits. However, when considered against the starting point of the Greenfield site, the introduction of a new dwelling with appropriate scale and siting is not considered to be a VSC. The benefits of the reduction can't therefore be included as a VSC.

- 5.79 The current development is considered to have a Neutral Impact when compared to the conversion scheme which could have occurred. Overall when considering the impact of the development proposed for retention compared to the unauthorised development that has occurred there could be some positive benefits but only subject to the appropriate conditions as mentioned in the report. These include the need for amended boundary details and a really robust landscaping scheme being implemented. Taking this position the development could have, on balance, a positive impact on the character and form of the locality. However, this would take time to establish; moreover a sufficient scheme has not yet been provided. As such there are no quantifiable benefits proposed in terms of landscaping which amount to VSC.
- 5.80 In comparison with a Greenfield site with no previous development, the above factors put forward by the developer are not considered either individually or collectively to amount to the VSC needed to clearly outweigh the harm to the Green Belt by reason of inappropriateness and the harm to the openness both spatially and visually.
- 5.81 For VSC to exist the harm by reason of inappropriateness needs to be “*clearly outweighed*”. It is not enough simply to show that the harm and the countervailing considerations are in balance or marginally providing improvement to the site.

6 CONCLUSION

- 6.1 The proposal to remove one dwelling and retain the remaining development comprising one dwelling and a car port/garden store is inappropriate development in the Green Belt as it does not fall within any of the exceptions listed in paragraphs 145 and 146 of the NPPF. As such, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It is also considered that the development reduces the openness of the green belt both spatially and visually and conflicts with the fundamental aim of the Green Belt which is to keep land permanently open. The development therefore conflicts with Policy SP3 d) of the Core Strategy and with the NPPF.
- 6.2 The development, even with the reduction of one dwelling, introduces a new dwelling into the countryside which results in a harmful urbanising impact on the character and appearance of the area. This conflicts with the aims of Policies’ SP18 and SP19 of the Core Strategy and with Policy ENV1 of the Local Plan and with the NPPF.
- 6.3 The development is acceptable with respect to the design and form of the dwelling itself. It is also acceptable with respect to highway safety, flood risk and drainage matters, nature conservation interests and affordable housing requirements.
- 6.4 However, there are still concerns in relation to the harmful visual impacts of boundary fencing which has been erected and the lack of a robust landscaping scheme to mitigate the harm and blend the development with the rural landscape. There are unresolved issues and concerns over the potential noise impacts of the development and there is a lack of the required verification report to demonstrate that the contamination remediation is effective and the development is safe. However, in the circumstances conditions are recommended to cover these aspects.

6.5 Based on the above assessment the application should be recommended for refusal.

7 **RECOMMENDATION**

That the application be **Refused** for the following reasons:

The site lies within the designated Green Belt in the adopted Selby District Core Strategy wherein there is a presumption against development for purposes other than those categories specified in paragraphs 145 and 146 of the National Planning Policy Framework. The development involves the construction of new buildings in the Green Belt which do not fall within any of the exceptions set out in paragraphs 145 and 146 of the NPPF. It therefore represents inappropriate development in the Green Belt and should not be permitted unless there are very special circumstances to justify the development. In addition to the harm associated with inappropriateness, the development would result in harm to the openness of the Green Belt both spatially and visually.

Inappropriate development should not be approved in the absence of very special circumstances. Very special circumstances to clearly outweigh the resultant Green Belt harm have not been demonstrated. The proposal therefore fails to meet the requirements of policies SP2 (d) and SP3B of the Core Strategy, which require development in Green Belts to be accordance with National Green Belt Policy within the NPPF.

8 **Legal Issues**

8.1 Planning Acts

This application has been determined in accordance with the relevant planning acts.

8.2 Human Rights Act 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.

8.3 Equality Act 2010

This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

9 Financial Issues

Financial issues are not material to the determination of this application.

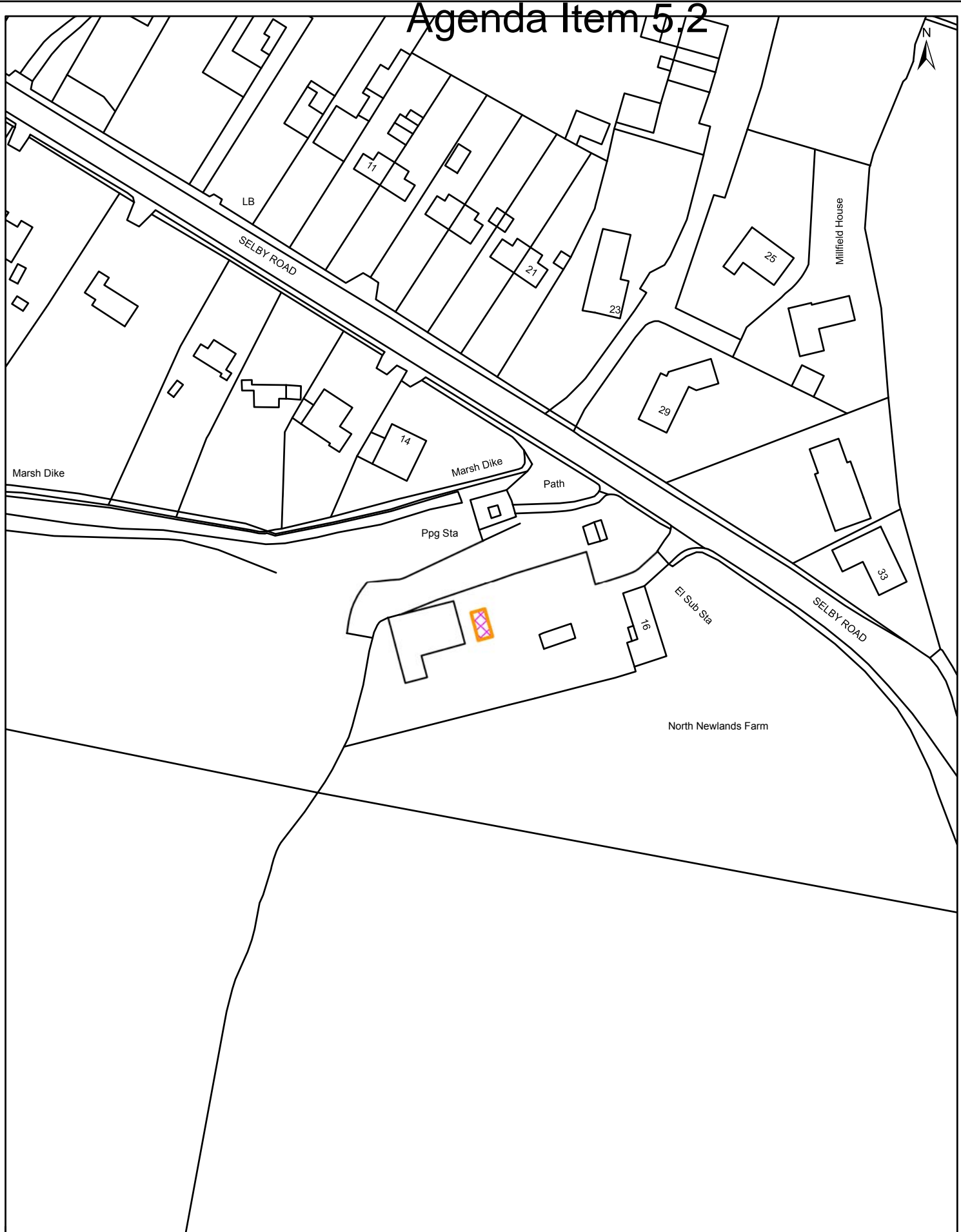
10 Background Documents

Planning Application file reference 2019/1173/FUL and associated documents.

Contact Officer: Fiona Ellwood (Principal Planning Officer)
fellwood@selby.gov.uk

Appendices: None

This page is intentionally left blank



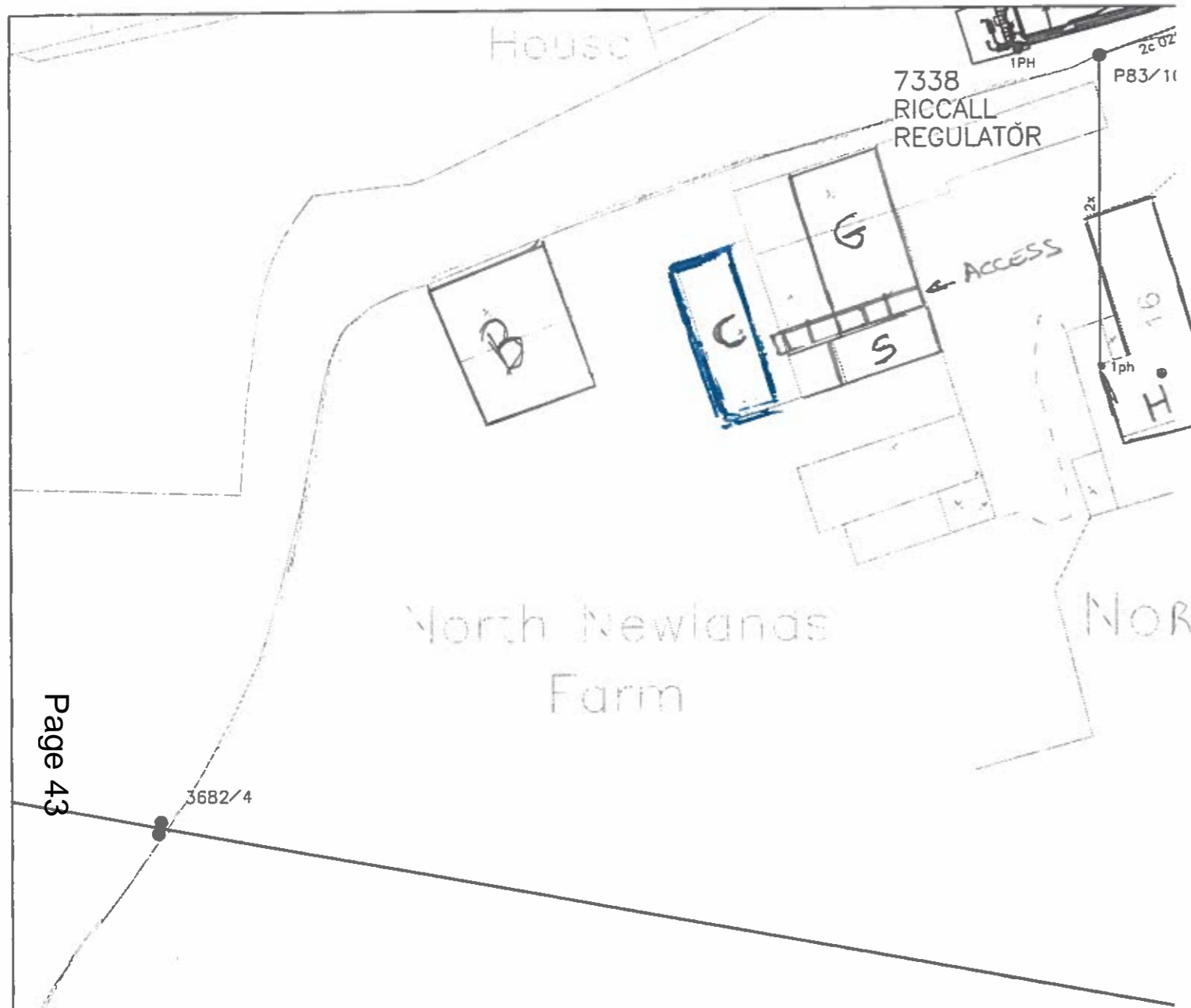
APPLICATION SITE

North Newlands Farm, Selby Road, Riccall
2020/0073/COU

1:1,250



This page is intentionally left blank



Page 43

- B - BARN
- G - GARAGE
- S - SALON
- H - HOUSE
- C - CARAVAN

Existing overhead line
 Existing underground
 Pole/Steel mast
 Stay

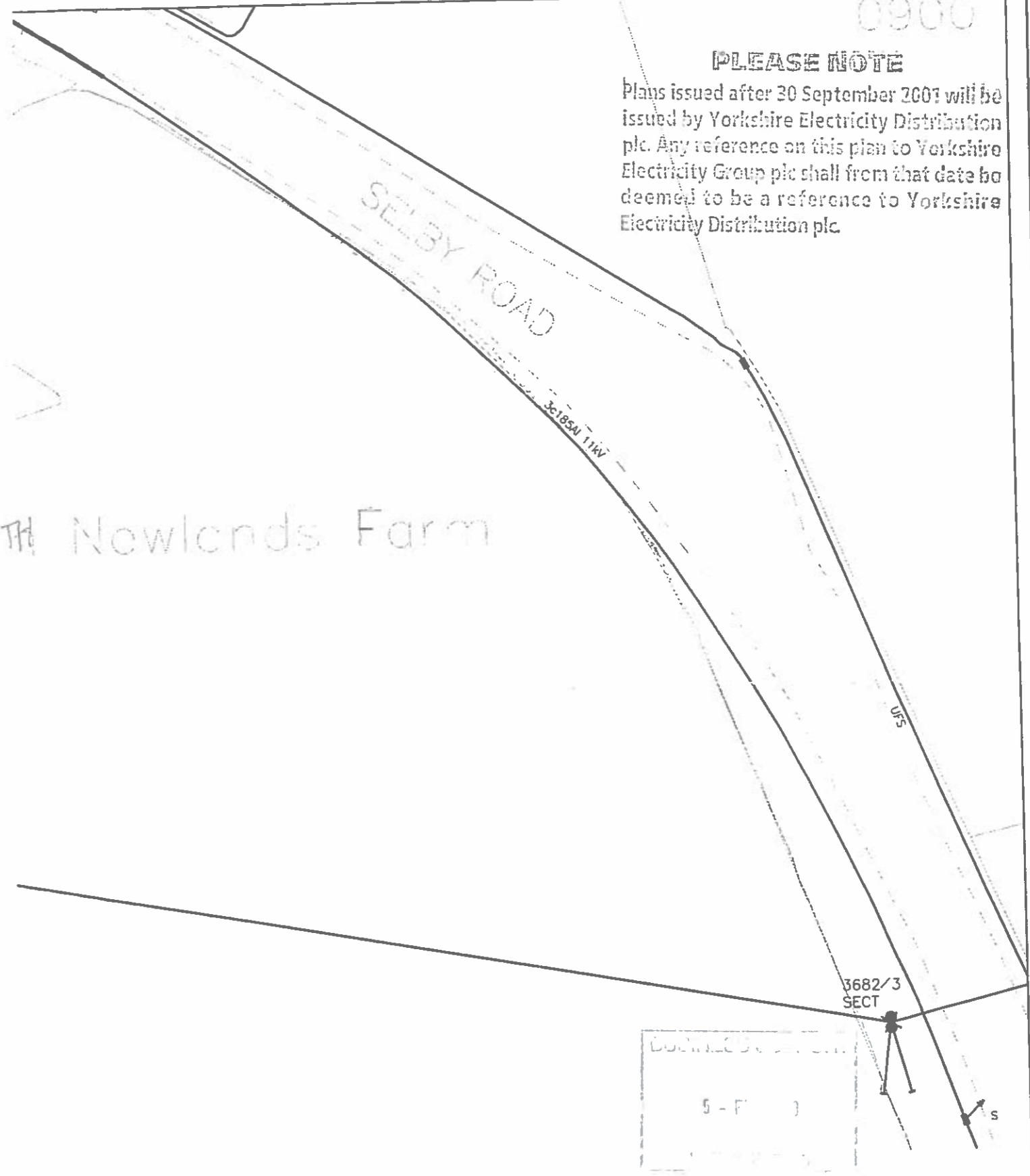
Based upon the Ordnance Survey Map with the sanction of the Controller at Her Majesty's Stationery Office : Crown Copyright

YORKSHIRE ELECTRICITY GROUP plc

The position of our equipment is shown on this plan as accurately as possible. However, it may have changed since the plan was produced. Therefore, the position of our equipment and those of service cables which are shown in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.

Mr W Hand
 North Newlands Farm
 Riccall

1198)



PLEASE NOTE
 Plans issued after 30 September 2001 will be issued by Yorkshire Electricity Distribution plc. Any reference on this plan to Yorkshire Electricity Group plc shall from that date be deemed to be a reference to Yorkshire Electricity Distribution plc.

YORKSHIRE ELECTRICITY GROUP plc

The position of our equipment is shown on this plan as accurately as possible. However, it may have changed since the plan was produced. Therefore, the position of our equipment and those of service cables which are shown in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on site.



Mains Record

462919,436870

18-01-2002

1:500

DR

This page is intentionally left blank



Report Reference Number: 2020/0073/COU

To: Planning Committee
Date: 26 August 2020
Author: Gareth Stent (Principal Planning Officer)
Lead Officer: Ruth Hardingham (Planning Development Manager)

APPLICATION NUMBER:	2020/0073/COU	PARISH:	Riccall Parish Council
APPLICANT:	Mr William Hand	VALID DATE:	5th February 2020
		EXPIRY DATE:	1st April 2020
PROPOSAL:	Change of use of land for siting of a caravan for use as granny flat/annexe to the existing property (Retrospective)		
LOCATION:	North Newlands Farm Selby Road Riccall York North Yorkshire YO19 6QW		
RECOMMENDATION:	Grant		

This application has been brought before Planning Committee as the proposal is contrary to the requirements of the Development Plan (namely SP1 and SP2 of the Core Strategy) but it is considered there are material considerations which would justify approval of the application.

1. INTRODUCTION AND BACKGROUND

Site and Context

- 1.1 The site is known as North Newlands Farm, Selby Road, Riccall. The property is south west of the main Riccall settlement and east of the A19 in a small cluster of dwellings. The farm is now redundant and sits to the southernmost edge of the residential grouping with open views to the south. The site lies to the west of Selby Road and consists of a farmhouse, outbuildings some of which are used as a salon and some portal framed for agricultural buildings. To the north are residential dwellings to the south east and west are agricultural fields. The mobile home sought for retention is positioned west of the farmhouse in between the salon, garage and agricultural buildings.

The Proposal

- 1.2 The proposal is for the change of use of land for the siting of a residential mobile home being used as an annex to the existing property. Mobile caravans can be used in connection with the host dwelling providing they are within the curtilage of the dwelling and ancillary i.e. used as additional bedrooms and not self-contained.
- 1.3 This mobile home is situated outside the lawful residential curtilage of the main farmhouse, but within the wider curtilage of the former farmstead. The mobile home is 2-bed, self-contained and has its own formalised curtilage that is outlined in red as the planning unit, thus requires planning permission. The mobile home is occupied by the applicant's elderly family member who is dependent on her daughter who lives in the farmhouse as her carer.

Relevant Planning History

- 1.4 PREAPP/2015/0395 - Possibility of caravan/outbuilding in curtilage for family member. Decision - planning not required if ancillary and within curtilage.
- 1.5 2012/0450/COU - Change of use of existing store room to beauty salon. Granted 25.06.2012

2. CONSULTATION AND PUBLICITY

2.1 National Grid

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline.

2.2 Parish Council

Riccall Parish Council has no objection to this proposal as submitted.

2.3 NYCC Highways Canal Road

There are no local highway authority objections to the retrospective change of use.

2.4 Pland Use Planning Yorkshire Water Services Ltd

No response received.

2.5 The Ouse & Derwent Internal Drainage Board

No objection. The proposals will have minimal impact on drainage issues within the Drainage Board's district.

2.6 Neighbour summary

The application has been advertised by site notice and neighbour letter resulting in no representations being received. Councillor John Duggan has expressed his support for a temporary/personal consent to be issued due to the personal circumstances involved.

3 SITE CONSTRAINTS

Constraints

- 3.1 The application site is located outside development limits, and is therefore, within the open countryside.
- 3.2 The application site is located within Flood Zone 1, which has a low probability of flooding.

4 POLICY CONSIDERATIONS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.
- 4.2 The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.
- 4.3 On 17 September 2019 the Council agreed to prepare a new Local Plan. The timetable set out in the updated Local Development Scheme envisages adoption of a new Local Plan in 2023. Consultation on issues and options would take place early in 2020. There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.
- 4.4 The National Planning Policy Framework (February 2019) (NPPF) replaced the July 2018 NPPF, first published in March 2012. The NPPF does not change the status of an up to date development plan and where a planning application conflicts with such a plan, permission should not usually be granted unless material considerations indicate otherwise (paragraph 12). This application has been considered against the 2019 NPPF.
- 4.5 Annex 1 of the National Planning Policy Framework (NPPF) outlines the implementation of the Framework -

"213...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

Selby District Core Strategy Local Plan

4.6 The relevant Core Strategy Policies are:

SP1 - Presumption in Favour of Sustainable Development
SP2 - Spatial Development Strategy

SP5 – The Scale and Distribution of Housing
SP9 – Affordable Housing

SP15 - Sustainable Development and Climate Change
SP18 – Protecting and Enhancing the Environment

SP19 - Design Quality

Selby District Local Plan

4.7 The relevant Selby District Local Plan Policies are:

ENV1 - Control of Development
T1 - Development in Relation to Highway

5 APPRAISAL

5.1 The main issues to be taken into account when assessing this application are:

- The principle of the development
- Design and impact on the character and appearance of the countryside
- Impact on residential amenity
- Impact on highway safety
- Flood risk and drainage
- Contaminated Land

The Principle of the Development

- 5.2 Policy SP1 of the Core Strategy outlines that *"when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework"* and sets out how this will be undertaken. Policy SP1 is therefore consistent with the guidance in Paragraph 11 of the NPPF.
- 5.3 The application site is located outside the defined development limits of any settlements and is therefore located within the open countryside. The application has been submitted retrospectively and seeks planning permission for the siting of a residential mobile home and small curtilage for use by an elderly person. The elderly person is the mother in law of the applicant and is cared for by his wife, hence the need for the location of the mobile home.
- 5.4 Policy SP2A(c) of the Core Strategy states that *"Development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale, which would contribute towards and improve the local economy and where it will enhance or maintain the vitality of rural communities, in accordance with Policy SP13; or meet rural affordable housing need (which meets the provisions of Policy SP10), or other special circumstances."*
- 5.5 When considered as a new dwelling within the open countryside, the development would not be for rural affordable housing need therefore the proposal would not meet any of the criteria set out in Policy SP2A (c) of the Core Strategy, which sets

out the Spatial Development Strategy for the District. The development is therefore unacceptable in principal contrary to Policies SP1 and SP2 of the Core Strategy.

- 5.6 The NPPF is a material consideration and this is predicated on the principle that sustainable development is about positive growth and states that the Planning System should contribute to the achievement of sustainable development. The NPPF is particularly relevant as it states that “To promote sustainable development in rural areas, housing should be located where it will maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.
- 5.7 Paragraph 79 of the NPPF states “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- (a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - (c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - (d) the development would involve the subdivision of an existing residential dwelling; or
 - (e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.”
- 5.8 The Local Planning Authority does not consider that any of the above circumstances apply and no case has been made within the submissions to justify compliance with the above.
- 5.9 Given the proposal is contrary to the development plan it is necessary to consider if there are any other material considerations demonstrated in order to overcome the policy conflict as detailed in Section 70 of the Town and Country Planning Act 1990.
- 5.10 The applicant’s case is mainly justified on the basis that the mobile home was sited on the basis of inaccurate information being given in 2015 and has remained on site for over 5 years. The mobile home is occupied by a disabled elderly lady who relies on her daughter’s care in the adjoining dwelling. The mobile home was viewed as a short-term accommodation measure after she became homeless in 2015 after domestic abuse and breakdown in her marriage. The mobile is therefore necessary on a temporary basis whilst ever the care need exists, and the applicant is willing for the caravan to be conditioned for personal use and removed whenever the caravan ceases to be needed. The refusal of this application and enforcement action would make the occupant homeless.

- 5.11 Therefore whilst being contrary to the Development Plan the combination of factors which include the housing need of the occupant, the circumstances regarding the advice given prior to its siting and the length of time the mobile home has already been sited mean that the Local Planning Authority consider it unreasonable to refuse the application. On this basis a temporary and personal permission is considered reasonable whilst ever the occupant is in need of care. The temporary nature of the use and care element will mean any harm to the countryside is limited to a specified period. Also, mobile homes can be used as annexes providing they are within the curtilage of dwellings, however this is outside the curtilage but the use and siting is well related to the main farm house. Therefore, whilst being contrary to policy the proposal is acceptable on grounds of personal circumstances for a limited period.

Impact on the Character and Appearance of the countryside

- 5.12 Relevant policies in respect to the impact of development on the character and appearance of the area include Policy ENV1 (1), (4) and (5) of the Selby District Local Plan, and Policies SP18 and SP19 of the Core Strategy. Further to this, relevant policies within the NPPF, include paragraphs 124, 127, 128, 130, 131.
- 5.13 The mobile home is particularly visible within the countryside when viewed across the fields to the south of the site and when entering the settlement. The white shiny surfaces of the mobile home make it particularly more visible than the more traditional buildings that surround it and its presence does have some harm to the openness of the countryside. The mobile home also does not benefit from any screening. The proposal therefore does cause some harm to the character and appearance of the countryside, contrary to SP19 of the Core Strategy and Local Plan Policy ENV 1 but this harm will be limited for the reasons and justification mentioned above.

Impact on Residential Amenity

- 5.14 Policy ENV1 (1) requires that the District Council take account of "The effect upon... the amenity of adjoining occupiers". It is considered that Policy ENV1 (1) of the Selby District Local Plan should be given significant weight as one of the core principles of the NPPF is to ensure that a good standard of residential amenity is achieved in accordance with the emphasis within the NPPF.
- 5.15 The mobile home is located a significant distance from the nearest residential property, with the closest dwelling being the family members to the east i.e. North Newands Farmhouse. As such, it is considered that the proposal would not have any significant adverse impacts on the amenities of the occupiers of any neighbouring residential properties or vice versa. Adequate amenity space is provided within a small area of land around the mobile home to serve the occupier.
- 5.16 Having regard to the above, it is considered that the proposals are acceptable in terms of residential amenity in accordance with Policy ENV1 (1) of the Selby District Local Plan and national policy contained within the NPPF.

Impact on Highway Safety

- 5.17 The mobile home is served from an existing access from Selby Road and any parking for the mobile home would occur alongside the garages where sufficient space exists for cars to be parked. The occupant of the mobile home due to her

age (89) doesn't have a car and has no intention of requiring one, therefore the retention of the mobile home has no impact on highway safety or the parking requirements for the site. North Yorkshire County Council Highways have been consulted on the application and raise no objections to the development in terms of highway safety. The proposal is therefore acceptable in terms of highway safety in accordance with Policies ENV1 (2), T1 and T2 of the Local Plan and national policy contained within the NPPF.

Flood Risk and Drainage

- 5.18 The application site is located in Flood Zone 1, which has a low probability of flooding, therefore no sequential or exception test is required. In terms of drainage, the foul connects to the mains sewer and the surface water to an existing soak away. Both elements seem to be functioning correctly given the mobile home has been on site for the last 5 years. Yorkshire Water have not provided comments on the application and the Internal drainage board suggests the mobile home surface water drainage will have minimal impact on drainage issues within the Drainage Board's district. It is therefore considered that the proposal is in accordance with Policies SP15 and SP19 of the Core Strategy Local Plan, and the NPPF.

Contaminated Land

- 5.19 Residential uses are known to be sensitive to contamination and as such a Stage 1: Desktop Study Report is normally submitted with applications or conditioned accordingly prior to development commencing. This is normally where actual built development occurs i.e. where the ground is being broken. No such report has been submitted with the application; however the mobile home is simply placed on the land, and therefore given the temporary nature of the use no further contamination assessment is considered proportionate. The proposal is therefore considered compliant with Policy ENV2 of the Selby District Local Plan, Policy SP19 of the Core Strategy and national policy contained within the NPPF.

6 CONCLUSION

- 6.1 The application site is located outside the defined development limits of Riccall and is therefore, located within the open countryside. The mobile home does not constitute any of the development types described as being appropriate in the Countryside by Policy SP2A(c) and is therefore contrary to Policy SP2A(c) of the Core Strategy and Paragraph 78 and 79 of the NPPF.
- 6.2 The personal circumstances explained by the applicant which relate to the housing need for an elderly person combined with circumstances involved in the advice given regarding the siting mean that there are material circumstances which can be considered to outweigh the policy harm on this occasion. A personal consent will ensure any harm to the countryside in both policy and visual terms is contained to a limited period. The proposal is considered to be acceptable in respect of matters of acknowledged importance such as residential amenity, highway safety, flood risk and drainage, and contaminated land.

7 RECOMMENDATION

This application is recommended to be Granted subject to the following condition.

01. The occupation of the mobile home hereby permitted shall be limited to (*name to be inserted into the Decision Notice*) only and the mobile home shall be removed from the land when that person is no longer occupying the mobile home.

Reason;

Permission was granted on a personal basis due to the material considerations explained within the submission, where it would otherwise be contrary to SP 1 and SP 2 of the Core Strategy. The personal consent will ensure the mobile home is removed from the land when no longer required and the harm to the countryside removed.

8 Legal Issues

8.1 Planning Acts

This application has been determined in accordance with the relevant planning acts.

8.2 Human Rights Act 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.

8.3 Equality Act 2010

This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

9 Financial Issues

Financial issues are not material to the determination of this application.

10 Background Documents

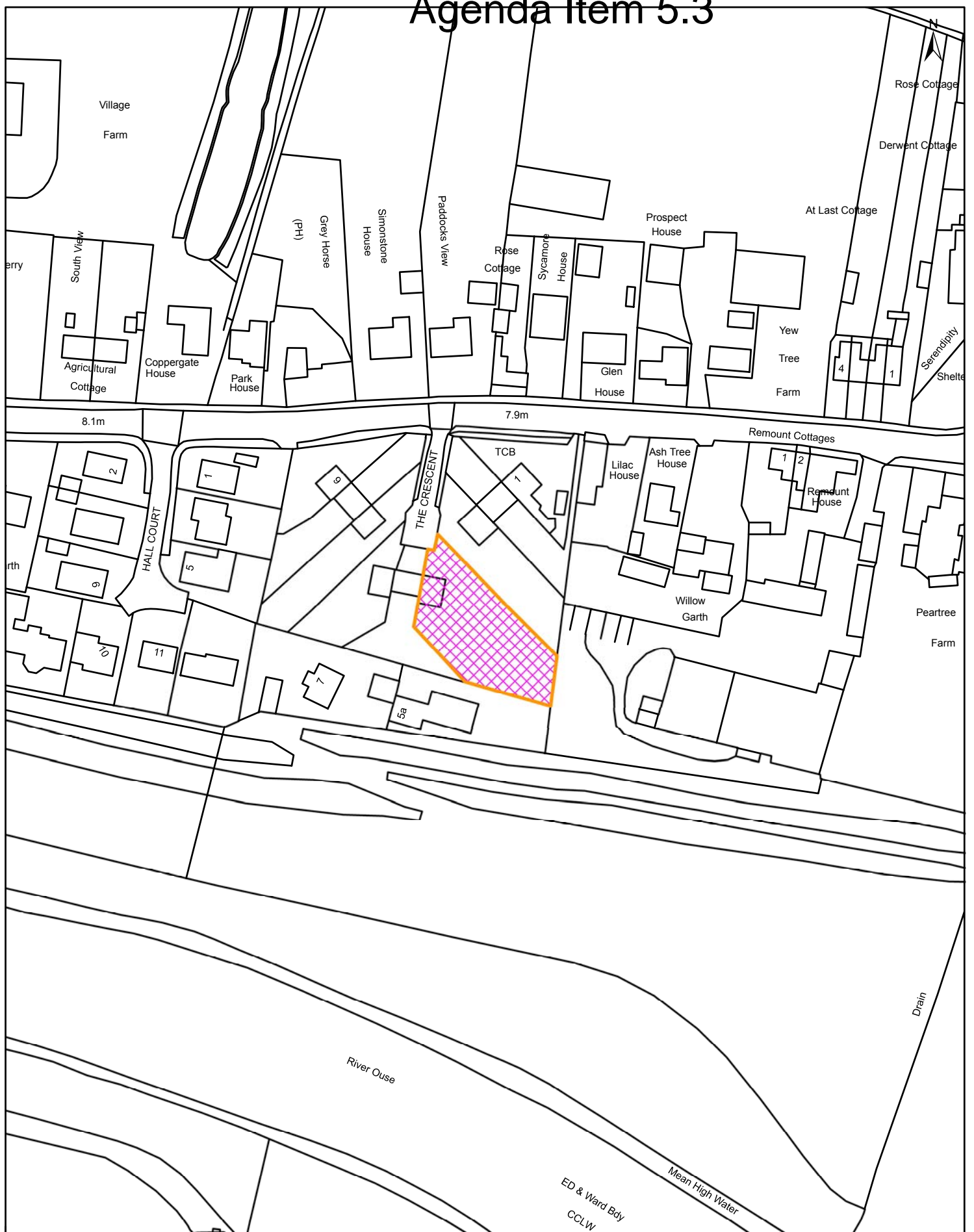
Planning Application file reference 2020/0073/COU and associated documents.

Contact Officer: Gareth Stent (Principal Planning Officer)

gstent@selby.gov.uk

Appendices: None

Agenda Item 5.3



APPLICATION SITE

4 The Crescent, Kelfield
2020/0510/HPA

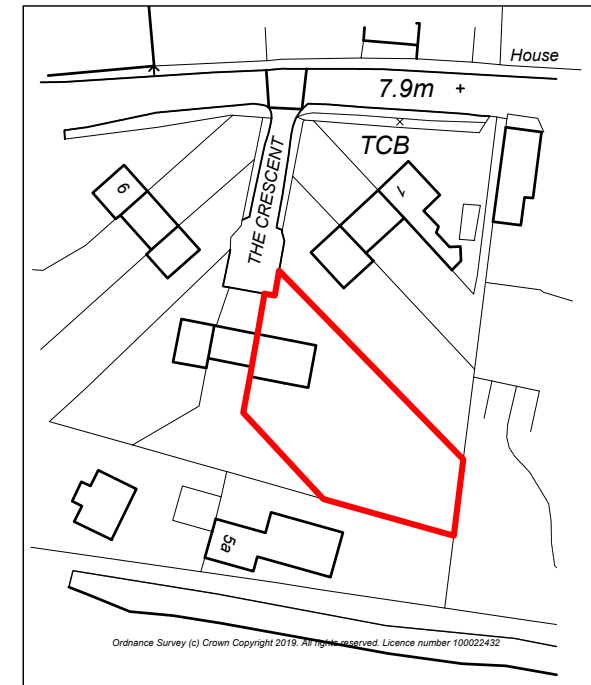
1:1,250



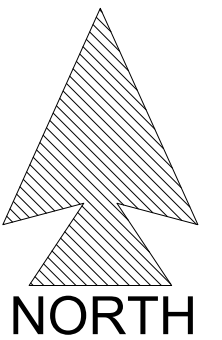
This page is intentionally left blank



Proposed Block Plan 1:200



Location Plan 1:1250



NORTH

Sarah Finn

4 The Crescent Kelfield YO19 6RQ

This page is intentionally left blank



Report Reference Number: 2020/0510/HPA

To: Planning Committee
Date: 26 August 2020
Author: Jac Cruickshank (Planning Officer)
Lead Officer: Ruth Hardingham (Planning Development Manager)

APPLICATION NUMBER:	2020/0510/HPA	PARISH:	Kelfield Parish Council
APPLICANT:	Miss Sarah Finn	VALID DATE:	22nd May 2020
		EXPIRY DATE:	17th July 2020
PROPOSAL:	Erection of two storey side extension		
LOCATION:	4 The Crescent Kelfield York North Yorkshire YO19 6RQ		
RECOMMENDATION:	REFUSE		

This application has been brought before Planning Committee at the discretion of the Head of Planning as there have been 11 letters of representation received.

1. INTRODUCTION AND BACKGROUND

Site and Context

- 1.1 The application site is located within the development limits of the settlement of Kelfield.
- 1.2 The application site comprises of a two-storey end of terrace dwelling, which has a driveway to the front and along the side of the dwelling and a large garden area to the rear. The dwelling is located on The Crescent, which is residential in nature and comprises of two storey dwellings of a uniform style.

The Proposal

- 1.3 The application householder full planning permission for the erection of a two-storey side extension.

- 1.4 The proposed side extension would have a parapet flat roof and would measure approximately 5.1 metres in height. The proposed extension would project out from the side elevation of the host dwelling by approximately 4 metres. The proposed extension would be finished in larch timber cladding and would also include a living roof.

Relevant Planning History

- 1.5 The following historical application is considered to be relevant to the determination of this application.

2019/1293/HPA (PER – 24/01/2020) Proposed erection of two storey side extension.

- 1.6 The above was a conventional two storey side extension, with external brickwork to match the host dwelling, and a subservient hipped tiled roof to assimilate the extension with that of the design and finish of the host dwelling.

2. CONSULTATION AND PUBLICITY

- 2.1 **Parish Council** - No comments received within the statutory consultation period.

- 2.2 **Neighbour summary** – The application has been advertised by site notice and neighbour letter resulting in 11no. letters of support being received.

- 2.3 The letters of representation have been summarised as follows:

- Four letters of representation provided no comments on the proposal other than indicating 'support' for the proposal.
- Three letters of representation state that they 'support the application'.
- One letter of representation supported the extensions sustainable design.
- One letter of representation stated that the extension would be of great design and character.
- One letter of representation supports the proposal's environmentally friendly roof and contemporary design.
- One letter of representation supports the proposal's contemporary design.

- 2.4 It is noted that that all the letters of representation were submitted after the site notice expiry date and 10 of the 11 letters of representation are not from addresses local to the site.

3 SITE CONSTRAINTS

Constraints

- 3.1 The application site is located within the defined development limits of Kelfield, which is a Secondary Village with defined Development Limits as identified in the Core Strategy.

- 3.2 The application site is located part within Flood Zone 2, which has been assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

4 POLICY CONSIDERATIONS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.
- 4.2 The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.
- 4.3 On 17 September 2019 the Council agreed to prepare a new Local Plan. The timetable set out in the updated Local Development Scheme envisages adoption of a new Local Plan in 2023. Consultation on issues and options would take place early in 2020. There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.
- 4.4 The National Planning Policy Framework (February 2019) (NPPF) replaced the July 2018 NPPF, first published in March 2012. The NPPF does not change the status of an up to date development plan and where a planning application conflicts with such a plan, permission should not usually be granted unless material considerations indicate otherwise (paragraph 12). This application has been considered against the 2019 NPPF.
- 4.5 Annex 1 of the National Planning Policy Framework (NPPF) outlines the implementation of the Framework -

"213....existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

Selby District Core Strategy Local Plan

- 4.6 The relevant Core Strategy Policies are:

SP1 - Presumption in Favour of Sustainable Development
SP15 - Sustainable Development and Climate Change
SP19 - Design Quality

Selby District Local Plan

- 4.7 The relevant Selby District Local Plan Policies are:

ENV1 - Control of Development

5 APPRAISAL

5.1 The main issues to be taken into account when assessing this application are:

- The principle of the development
- Design and impact on the character and appearance of the area
- Impact on residential amenity
- Flooding

The Principle of the Development

5.2 The application site is located within the defined development limits of Kelfield and seeks permission for the erection of a two-storey side extension. There is nothing in the NPPF to identify this type of development as being unsustainable or preclude in principle development of this type in this location. The extension is for domestic purposes and therefore appropriate in nature.

Design and impact on the character and appearance of the area

5.3 Relevant policies in respect to design and impact on the character and appearance of the area include Policy ENV1 (1) and (4) of the Selby District Local Plan and Policy SP19 “Design Quality” of the Core Strategy. Significant weight should be attached to Local Plan Policy ENV1 as it is broadly consistent with the aims of the NPPF. Relevant policies within the NPPF which relate to design include paragraphs 127, 130 and 131.

5.4 The host dwelling has a hipped roof with eaves to a maximum height of 5.2 metres and ridge to a maximum height of 7.4 metres from ground level. The proposed extension would have a parapet flat roof and would measure approximately 5.1 metres in height. The proposed extension would project out from the side elevation of the host dwelling by approximately 4 metres. The proposed extension would be finished in larch timber cladding and would also include a living roof, which sits behind the parapet.

5.5 The application site benefits from permission for a two-storey side extension, which was granted under permission 2019/1293/HPA. Careful attention was made to the design of this extension, to ensure it remained subservient to the host dwelling and that the design and materials complimented the character of this row of dwellings.

5.6 This revised submission is in stark contrast to the recently permitted scheme. The proposed extension would be attached to the side elevation of the existing dwelling and would be clearly viewable from the highway, the street-scene and from neighbouring properties. The host dwelling forms part of a row of terraced dwellings, which have a symmetrical design and uniformity within the street-scene. However, from the site visit, it was noted that 7 The Crescent has benefitted from a two-storey side extension (brick and tile construction) and, as such, it is considered that some of the uniformity within the street-scene has been eroded.

5.7 With regards to the current proposal, the proposed extension would be two-storey and would have a flat roof that sits behind a small parapet. The extension would be clad in larch timber and would have a living roof, all of which would jar with the character and form of the local area.

- 5.8 It is noted that the settlement of Kelfield does not benefit from a Village Design Statement nor does the site lie within a Conservation Area, however this is not to say either the design or use of materials on domestic extensions becomes any less important. The dwellings in the village are predominantly constructed of red brick with pitched roofs with pantiles. Some painted and rendered properties do exist on the main street, however the areas immediate character i.e. 'The Crescent' is of matching materials and architectural form. The proposed 'box like' addition on the side of the dwelling and the use of uncharacteristic materials will be an incongruous addition to the dwelling and would have a significant impact on the character and appearance of the area. The proposal therefore fails to comply with policy SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan and the advice contained within the NPPF.

Impact on Residential Amenity

- 5.9 The key considerations in respect of residential amenity are considered to be the potential of the proposal to result in overlooking of neighbouring properties, overshadowing and loss of light to neighbouring properties and whether oppression would occur from the size, scale and massing of the development proposed.
- 5.10 In considering any potential instances of overlooking, there would be several additional openings at ground floor level. However, these would not result in additional overlooking due to the existing boundary treatments. There would be 1no additional opening at first floor level, to the front elevation, which would face out towards the side elevation of the neighbouring dwelling, 3 The Crescent. From the site visit, it was noted that there are no windows on the side elevation, at first floor level, of the neighbouring dwelling. There would be 2no additional openings at first floor level on the side elevation, which would face towards the shared boundary and the end of the neighbouring property's garden. There would be 1no additional opening at first floor level, to the rear elevation, which would face out towards the rear garden. It is not considered that the proposed development would result in significant overlooking.
- 5.11 In terms of overshadowing, the proposed extension would be erected to the south of the neighbouring dwelling no. 3 The Crescent. The host dwelling benefits from a large plot and there would be a separation distance of at least 10 metres between the proposed extension and the side elevation of the neighbouring dwelling. As such, it is not considered that the proposal would significantly impact on overshadowing. Also, the proposed living roof has no direct access and therefore cannot be used as a balcony or raised terrace.
- 5.12 Having regard to the above, it is considered that the proposal would not have any significant adverse impact on the amenities of the occupiers of any neighbouring residential properties. The amenities of the adjacent residents would therefore be preserved in accordance with Policy ENV1 (1) of the Selby District Local Plan.

Flooding

- 5.13 The application site is located within Flood Zone 2 which has been assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

- 5.14 NPPF paragraph 164 States that "Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50". The NPPG defines minor development and includes minor non-residential extensions (industrial/commercial/leisure, etc. extensions) with a footprint less than 250 square metres. A sequential and exception test is therefore not required in this instance.
- 5.15 A FRA was submitted with the proposal which states that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. The FRA is considered to be acceptable. The proposed scheme is therefore in accordance with the advice contained in within the NPPF and NPPG.

6 CONCLUSION

- 6.1 Having regard to the development plan, all other relevant local and national policy, consultation responses and all other material planning considerations, the proposed two storey side extension, by reason of its design and use of materials would conflict with the local character and appearance of the area.
- 6.2 The proposal would negatively impact on the character and appearance of the area contrary to Policy ENV1 of the Selby District Local Plan, Policy SP19 of the Core Strategy and the advice contained within the NPPF.

The proposed development would not have a significant impact on residential amenity and would be acceptable in respect of flood risk.

7 RECOMMENDATION

This application is recommended to be REFUSED for the following reason:

The proposed two storey side extension, by reason of its flat roof parapet design and use of larch cladding, would be an incongruous and harmful addition to the side of the existing dwelling. The proposal would jar with the character and form of the dwellings in the immediate area and would negatively impact on the character and appearance of the wider streetscene, contrary to Policy ENV1 of the Selby District Local Plan, Policy SP19 of the Core Strategy and the advice contained within Section 12 of the NPPF.

8 Legal Issues

8.1 Planning Acts

This application has been determined in accordance with the relevant planning acts.

8.2 Human Rights Act 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.

8.3 Equality Act 2010

This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

9 **Financial Issues**

Financial issues are not material to the determination of this application.

10 **Background Documents**

Planning Application file reference 2020/0510/HPA and associated documents.

Contact Officer: Jac Cruickshank (Planning Officer)
jcruickshank@selby.gov.uk

Appendices: None

This page is intentionally left blank

Annex

Glossary of Planning Terms

Community Infrastructure Levy (CIL):

The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

Curtilage:

The curtilage is defined as the area of land attached to a building.

Environmental Impact Assessment (EIA):

Environmental impact assessment is the formal process used to predict the environmental consequences (positive or negative) of a plan, policy, program, or project prior to the decision to move forward with the proposed action. The requirements for, contents of and how a local planning should process an EIA is set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

National Planning Policy Framework (NPPF):

The National Planning Policy Framework was published on 27 March 2012 and sets out Government planning policies for England and how these are expected to be applied.

Permitted Development (PD) Rights

Permitted development rights allow householders and a wide range of other parties to improve and extend their homes/ businesses and land without the need to seek a specific planning permission where that would be out of proportion with the impact of works carried out. Many garages, conservatories and extensions to dwellings constitute permitted development. This depends on their size and relationship to the boundaries of the property.

Previously Developed Land (PDL)

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings.

Planning Practice Guidance (PPG)

The Planning Practice Guidance sets out Government planning guidance on a range of topics. It is available on line and is frequently updated.

Recreational Open Space (ROS)

Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure.

Section 106 Agreement

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They can be used to secure on-site and off-site affordable housing provision, recreational open space, health, highway improvements and community facilities.

Site of Importance for Nature Conservation

Site of Nature Conservation Interest (SNCI), Site of Importance for Nature Conservation (SINC) and regionally important geological sites (RIGS) are designations used by local authorities in England for sites of substantive local nature conservation and geological value.

Site of Special Scientific Interest (SSI)

Sites of special scientific interest (SSSIs) are protected by law to conserve their wildlife or geology. Natural England can identify and designate land as an SSSI. They are of national importance.

Scheduled Ancient Monument (SAM):

Ancient monuments are structures of special historic interest or significance, and range from earthworks to ruins to buried remains. Many of them are scheduled as nationally important archaeological sites. Applications for Scheduled Monument Consent (SMC) may be required by the Department for Culture, Media and Sport. It is an offence to damage a scheduled monument.

Supplementary Planning Document (SPD)

Supplementary Planning Documents are non-statutory planning documents prepared by the Council in consultation with the local community, for example the Affordable Housing SPD, Developer Contributions SPD.

Tree Preservation Order (TPO):

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage, wilful destruction of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed.

Village Design Statements (VDS)

A VDS is a document that describes the distinctive characteristics of the locality, and provides design guidance to influence future development and improve the physical qualities of the area.



DISTRICT COUNCIL

Tel: 01757 705101
www.selby.gov.uk

Planning Committee 2020-21



John Cattanach, Chair (C)
Cawood and Wistow
01757 268968
jcattanach@selby.gov.uk



Mark Topping (C)
Derwent
mtopping@selby.gov.uk



Keith Ellis (C)
Appleton Roebuck & Church Fenton
01937 557111
kellis@selby.gov.uk



John Mackman, Vice-Chair (C)
Monk Fryston
01977 689221
jmackman@selby.gov.uk



Ian Chilvers (C)
Brayton
01757 705308
ichilvers@selby.gov.uk

Page 67



Don Mackay (I)
Tadcaster
01937 835776
dbain-mackay@selby.gov.uk



Mike Jordan (YP)
Camblesforth & Carlton
01977 683766
mjordan@selby.gov.uk



Robert Packham (L)
Sherburn in Elmet
01977 681954
rpackham@selby.gov.uk



Paul Welch (L)
Selby East
07904 832671
pwelch@selby.gov.uk

Substitute Councillors



Chris Pearson (C)
Hambleton
01757 704202
cpearson@selby.gov.uk



Richard Musgrave (C)
Appleton Roebuck & Church Fenton
07500 673610
rmusgrave@selby.gov.uk



Tim Grogan (C)
South Milford
tgrogan@selby.gov.uk



David Buckle (C)
Sherburn in Elmet
01977 681412
dbuckle@selby.gov.uk



John McCartney (I)
Whitley
01977 625558
jmccartney@selby.gov.uk



Keith Franks (L)
Selby West
01757 708644
kfranks@selby.gov.uk



Steve Shaw-Wright (L)
Selby East
07711200346
sshaw-wright@selby.gov.uk



Stephanie Duckett (L)
Barlby Village
01757 706809
sduckett@selby.gov.uk

(C) – Conservative (L) – Labour (I) – Independent (YP) – Yorkshire Party