



Councillor John Mackman

Deputy Leader of the Council

Report to Council on Tuesday 24 April 2018

This report covers the period from the Council meeting on 22 February 2018. During this period I have attended Executive and Executive Briefings and represented the Council at local and regional meetings including deputising for the Leader as required.

Reporting on the key items:-

1) Planning Service Review

A significant amount of progress has been made in the following areas:

The number of major and minor applications determined 'in time' remains higher for majors than the performance figures achieved during 2016/2017. In quarter four between 01.01.2018 to 31.03.2018, 89% of majors were determined within the statutory period or agreed extension of time compared with 87% in the same period last year. 89% of minors were determined within the statutory period or agreed extension of time compared with 91% in the same period last year. The figures are also higher than the national designation targets set by the Government which are 50% for majors and 65% for minors.

15 appeals were determined in quarter four between 01.01.2018 to 31.03.2018 of which 20% were allowed and 80% dismissed. Furthermore, we are continuing to consistently meet and exceed our pre-application fee income target and overall planning fees are increasing reflecting the number of applications and major schemes that have been submitted. Pre-application discussions continue to take place on major schemes such as Rigid Paper and Church Fenton Media Village and we continue to work on joint PPA's for the Eggborough and Drax NSIPs.

We have a number of vacant posts which we are looking to fill although they are still proving difficult to fill. These posts are currently being filled by agency staff to ensure we can maintain performance. They are working on a number of major strategic schemes, pre-application proposals and NSIPs. We are also seeking to strengthen the Enforcement Team. The Council is currently out for advert for a number of posts within the development management team including planning enforcement. There are also a number of posts being advertised for the planning policy team.

The strategic alliance between Selby District Council and North Yorkshire County Council is continuing through the 'Better Together' initiative. On the 18th April colleagues from NYCC Heritage Services will be visiting and we will be running a half-day session on Ecology, Archaeology, Landscape and how these services feed into the planning process and into the Council's wider planning service. This session will also seek to enhance increased working relationships between the two teams.

Currently we have 20 Parishes who are consulted electronically; this has risen from the initial 4 Parishes. We will continue to work with the remaining Parishes who have not yet signed up so that eventually all Parish Councils will be electronically consulted.

Work is continuing to install a new IT case load management tool/package which will be of great benefit to planning officers in managing their workloads. We have undertaken an initial audit which has identified areas where improvements can be made to both the use of the current system and to processes and to assess where the use of Enterprise (case load management tool/package) can deliver business benefits within the service.

We held a Stakeholder Engagement Forum on 19th March 2018. This was well attended by local agents, CEF representatives and also small and large scale housebuilders. At this forum we looked at ways we can improve the pre-application advice service and also discussed issues raised by the stakeholders which were fed back to the team. The aim of this is to continue to improve the ongoing relationships with planning agents.

We are currently consulting on our Validation checklist which is a key document helping to ensure that planning applications are processed and determined in an efficient and timely manner. A draft revised local list has been issued for consultation which is due to end on 06 April 2018. Local Lists speed up the planning process by spelling out clearly what is, and what is not, needed to make a particular application valid. And to do this effectively they need to be kept up-to-date. A final draft, taking into account responses to the consultation, will be recommended to the Director of Economic Regeneration & Place for adoption.

Work has also started on developing a Conditions Manual which will ensure that we have model planning conditions that can be consistently applied across all approved planning applications.

2) PLAN Selby – next steps

The Ministry of Housing, Communities and Local Government (MHCLG) have recently published the draft revised National Planning Policy Framework. MHCLG are also consulting on the proposed changes to the National Planning Practice Guidance and on reforming developer contributions to affordable housing and infrastructure. We are currently considering the implications of the proposed changes on the emerging Sites Allocations Local Plan.

As part of the Pool of Sites Consultation in October and November 2017 we provided the final opportunity to submit sites for further consideration and as a result received 47 new sites and 5 amendments to previously considered sites. Consultation seeking views on these additional/amended sites is currently underway and will end on the 19th April 2018.

Work continues to complete the evidence which will inform the drafting of the Publication version of the Sites Allocations Local Plan. This includes working closely with landowners and developers to ensure that we are able to demonstrate that all the sites included in the plan are viable and deliverable.

At the end of March 2018 we had received £575,039 in CIL receipts. These funds will contribute to providing some of the infrastructure to support the Sites Allocations Local Plan as informed by the emerging Infrastructure Delivery Plan. We have recently provided all Parish Councils with their 6 monthly CIL statements which informs them of their % share of the total CIL funds received which are available to them for local infrastructure improvements.

The Parish Council % share would be 15% of the receipts where there is no Neighbourhood Plan, where there is a neighbourhood plan the % share rises to 25%.

3) Neighbourhood Plans

The Executive on the 7 December 2017, resolved to 'Make' the Appleton Roebuck and Acaster Selby Neighbourhood Development Plan (ARAS NDP). This means that the ARAS NDP has been formally adopted by the Council and forms part of the statutory Development Plan for the parish of

Appleton Roebuck and Acaster Selby. Five other Parish Councils have Designated Neighbourhood Areas including Selby Town, Brayton, Church Fenton, Escrick and Ulleskelf.

4) Eggborough Power Station DCO

The Examination for Eggborough Power Station DCO has been completed and it is expected that a decision will be issued by the Inspectorate by September 2018.

5) Drax Power Station DCO

The Repower Project is presently at the Pre-application stage with PINS in that the applicants have held Inception and Project update meetings. The Secretary of State replied to and issued a Scoping Request in October. This sets out the required extent and content of the necessary environmental statement to accompany the submission. On 12 January 2018 the applicants confirmed their formal intention to make the DCO application and fulfilled its 'duty to consult' in the formal consultation on the draft application which ran from 16 January to 27 February. This followed rounds of informal consultation during the latter half of last year. The present declared timetable for application submission to PINs is by the end of May 2018.

6) 5YHLS Appeals

We have greatly improved our approach to monitoring the progress of sites with residential planning permission. Importantly this has led to success at five recent appeal hearings where Planning Inspectors have concluded that the Council is able to demonstrate that it has a 5 year supply of deliverable land.

An appeal decision relating to land at Field Lane, Thorpe Willoughby concluded that there was no reason why full weight should not be given to the development limits identified on the 2005 Selby District Local Plan Policies Map. In the most recent appeal decision relating to land to the west of Mill Lane, Hemingbrough, the Inspector endorsed the current Local Plan process by concluding that; "To my mind, the Council has a robust planning policy direction of travel, including the call for sites process forming part of the Site Allocations Plan document.

The next base date for 5 year land supply calculation is at 31 March 2018 and work is in progress on this report.

7) Selby and District Housing Trust

The scheme to construct 5 family homes for the Trust at Landing Lane, Riccall is progressing well and in accordance with the 37 week build-out period. Construction has also commenced on the 12 affordable homes on Ousegate in Selby.

Following the Council's approval of an updated Affordable Housing Development Programme in January, the Trust is working with Selby District Council to identify the next phase of development sites.

John Mackman
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