

**Officer Update Note
Planning Committee 10 February 2021**

Item 4.1

APPLICATION NUMBER:	2019/0668/OUT	PARISH:	Thorganby Parish Council
APPLICANT:	Mr & Mrs Knott & Turner	VALID DATE: EXPIRY DATE:	3rd July 2019 28th August 2019
PROPOSAL:	Outline application for a residential development and demolition of steel portal framed former haulage workshop building to include access (all other matters reserved)		
LOCATION:	Pasture Cottage Main Street Thorganby York North Yorkshire YO19 6DB		
RECOMMENDATION:	REFUSE		

Purpose of Report

- 1.1 Whilst Officers remain of the view the application be refused, for clarity the application has been brought back to planning committee to ask Members to consider the material change in circumstances since the Council's adoption of the Infrastructure Funding Statement (IFS) upon their previous resolution to grant permission.
- 1.2 The IFS changes the planning contributions that should be sought *only*, it does not reopen any wider planning considerations. Therefore, if Members are still minded to approve the application, Officers advise that the additional contributions required by the IDS should not be sought (in this unique instance) and set out the recommended conditions for Members to approve the application.

Correction

- 1.3 Paragraph 1.4 of the report should read:

*Given the above this application would now be subject to requirements for Recreational Open Space under Policy RT2 of the Local Plan. Policy RT2 of the Local Plan stipulates that for dwellings of more than 4 and **up to and including** 10 dwellings a commuted payment should be secured for new or upgraded facilities within the locality. This would be secured by way of a legal agreement.*

However, Officers consider given the overlap of the resolution that Members made to grant permission ~~the application~~ on 9th December and adoption of the IFS on 31st December, it is appropriate in this instance to determine the application subject to the resolution as agreed on 9th December.

Planning Conditions & Informatives

1.4 The applicants have confirmed they accept the proposed conditions, including all pre-commencement conditions.

1.5 Further to the proposed conditions, Officers have liaised with the applicants in respect of planning conditions for the inclusion of Electric Vehicle Charging Points and the adoption of a Construction & Demolition Management Statement. The applicants have confirmed these are acceptable and in addition to the conditions within the report the following conditions are proposed:

24. Prior to occupation by the first residents of the development, details of electric vehicle recharge points for electric vehicles shall be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be provided in accordance with the approved details and subsequently retained for that purpose.

Reason:

To promote and incentivise the use of low emission vehicles on site; to reduce the overall emission impact of development related traffic and in accordance with policy SP15 B. f) of the Core Strategy.

25. No development shall take place on site, including any works of demolition, until a Construction & Demolition Management Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the demolition and construction period. The approved Statement shall include (but not limited to) hours of working, highway management, demolition methodology, and management and mitigation (as necessary) of potential amenity and environmental disturbances including noise, dust, odour and light.

Reason:

In order to minimise detrimental effects to residential amenity, highway safety, and the environment during the demolition and construction phase.

1.6 Corrections and clarifications are proposed to the reasons for conditions 22 and 23 as well as Informative 04.

Condition 22

1.6.1 The reason for Condition 22 is recommended to be amended as follows:

To ensure that risk from land contamination to the future uses of the land and neighbouring land are minimised, together with those ~~the~~ to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offside receptors.

Condition 23

1.6.2 The reason for Condition 23 is recommended to be amended as follows:

*To ~~ensure~~ **comply with the** provision of affordable housing in accordance with Core Strategy Policy SP9 and the accompanying Affordable Housing Supplementary Planning Document (SPD) and the NPPF.*

Informative 04

1.6.3 The reason for Condition 23 is recommended to be amended as follows:

*Under the **Selby Internal Drainage Board's** Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.*

Item 4.2

APPLICATION NUMBER:	2020/0137/FUL	PARISH:	Barlow Parish Council
APPLICANT:	Dodsworth Joinery & Building Ltd	VALID DATE: EXPIRY DATE:	11th February 2020 7th April 2020
PROPOSAL:	Proposed erection of a storage building on land adjacent		
LOCATION:	Land Adjacent To 2 Prospect Villas Barlow Common Road Barlow Selby North Yorkshire		
RECOMMENDATION:	REFUSE		

2.1 Since publication of the Officer's report, a revised scheme has been submitted by the applicant on Monday 8th February 2021. The Officer contacted the applicant who confirmed that they wish for the new drawing to formally supersede the original scheme. This scheme includes changes to the materials of the building, changes to boundary treatments (including removal of the hedge and change to the fence type) and compound surface. Therefore, it is recommended that this application is deferred to enable the Officer to assess the revised scheme and to seek feedback on the changes from the North Yorkshire County Council Highway Officer.

Policy Context

2.2 Since the report was written, the policy context noted at Paragraph 4.3 of the report has been updated to reflect that the Local Plan has moved into the next stage of consultation:

*"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 took place early in 2020. **Consultation on preferred options took place in early 2021.** There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies."*

Item 4.3

APPLICATION NUMBER:	2020/0445/FUL	PARISH:	Camblesforth Parish Council
APPLICANT:	Mr Ian Campey	VALID DATE: EXPIRY DATE:	11th May 2020 6th July 2020
PROPOSAL:	Conversion of existing conservatory into dining area relocation of kitchens to new rear extension and new dining / function room to the rear, link attached through walkway		
LOCATION:	Comus Inn Selby Road Camblesforth Selby North Yorkshire YO8 8HR		
RECOMMENDATION:	GRANT subject to conditions		

Policy Context

3.3 Since the report was written, the policy context noted at Paragraph 4.3 of the report has been updated to reflect that the Local Plan has moved into the next stage of consultation:

*“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 took place early in 2020. **Consultation on preferred options took place in early 2021.** There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.”*

Item 4.4

APPLICATION NUMBER:	2020/1161/COU	PARISH:	Chapel Haddlesey Parish Council
APPLICANT:	Helen Macrow	VALID DATE: EXPIRY DATE:	10th November 2020 5th January 2021
PROPOSAL:	Change of use of land for a non-domestic shepherds hut for use as a holiday let, together with a 1600mm wood fire hot tub		
LOCATION:	Manor Farm Hirst Road Chapel Haddlesey Selby North Yorkshire YO8 8QQ		
RECOMMENDATION:	APPROVE		

Policy Context

4.3 Since the report was written, the policy context noted at Paragraph 4.3 of the report has been updated to reflect that the Local Plan has moved into the next stage of consultation:

*“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 took place early in 2020. **Consultation on preferred options took place in early 2021.** There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.”*

Planning Conditions & Informatives

4.4 Informative 01 incorrectly notes the application complies with the development plan. As per the report this is not the case and the Informative is recommended to be amended as follows:

Whilst the proposal does not comply with the development plan it would improve the economic, social, and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.