



**Councillor John Mackman**

**Deputy Leader of the Council**

**Report to Council on Thursday 22 February 2018**

This report covers the period from the Council meeting on 12 December 2017. 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 significantly higher than the performance figures achieved during 2016/2017. In the six months between 31.6.17 – 31.12.17, 70% of majors were determined within the statutory period or agreed extension of time compared with 39% in the same period last year 72% of minors were determined within the statutory period or agreed extension of time compared with 65% 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.

18 appeals were determined in the six months between 31.6.17 – 31.12.17 of which 39% were allowed and 61% 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 such as Rigid Paper, Church Fenton Media Village, Eggborough and Drax NSIPs.

We have a number of vacant posts which we are looking to fill although they are 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 pre-application proposals and NSIPs. We are also looking at how we strength the Enforcement Team. The Council has been out to advert a number of times without being able to successfully fill one of the posts on a permanent basis. We have also tried to recruit through a specialist agency without any success. We are now looking to enhance the service by deploying an existing staff member to strength the enforcement service.

On Thursday 17<sup>th</sup> January the planning fees were increased by 20%. This fee increase is conditional that the whole of the money will be reinvested in the planning function and we have already provided an assurance to Government that this will be the case. We are currently exploring how this fee increase will be reinvested back into the planning service. Our priority will be to strengthen our Development Management Team to deal with major applications such as Church Fenton and Kellingley and to provide extra resources for legal advice and the preparation of S106 agreements.

The strategic alliance between Selby District Council and North Yorkshire County Council is continuing through the 'Better Together' initiative. A joint North Yorkshire County Council / Selby District Council funded Landscape Architect has been working with the planning team since

December 2017 and has offered advice and support on the assessment of planning applications, and also provided support on pre-application proposals and appeals.

Currently we have 19 Parishes who are consulted electronically, this has risen from the initial 4 Parishes. Training took place on 15<sup>th</sup> December and 18<sup>th</sup> January to provide support and training to these Parish Councils. We will continue to work with the remaining Parishes who have not yet signed up so that all Parish Councils will be electronically consulted within the next 6 months.

We are starting to undertake work 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 aims to identify 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 will shortly be 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 list will shortly be issued for consultation. A final draft, taking into account responses to the consultation, will be recommended to the Director of Economic Regeneration & Place for adoption.

## **2) PLAN Selby – next steps**

Progress continues on the preparation of the Sites Allocations Local Plan. Consultation took place on the Pool of Sites in October and November 2017 and provided the final opportunity to submit further sites for consideration. In response to the consultation a further 47 sites were submitted for consideration. In order to ensure these sites are subject to the same level of scrutiny as other sites it is proposed to seek approval from Council for a further consultation on these additional sites, which will take place in early spring. Work will continue on the preparation of the Publication version of the Sites Allocations Local Plan with a view to consultation taking place in late summer.

Preparation of an Infrastructure Delivery Plan to support the preparation of the Sites Allocations Local Plan is ongoing. This document will set out the infrastructure required across the District to support new development and will also inform decisions on CIL priorities. An Authority Monitoring Report has been prepared which sets out the progress the Council is making in the delivery of the Core Strategy objectives, this will be presented to the Executive in due course.

## **3) Eggborough Power Station DCO**

The Examination is still underway and will be completed by 27 March 2018. It is expected that a decision will be issued by the Inspectorate by September.

It has also been confirmed that the Eggborough plant has taken the decision to close because it had failed to secure funding through the "capacity market" for 2018-2019. Eggborough Power Limited have confirmed that they will meet their obligations under their current capacity market contract, which runs through to the end of September this year before ceasing operations.

The Executive member for Communities and Economic Development has set out in his report what we will be doing to support alternative employment and to support future plans for the Eggborough Power Station site.

## **4) 5YHLS Appeals**

We are still awaiting the Inspector's decision for the Ulleskelf Hearing which is anticipated shortly. So far there have been three hearings that have been held and a further three are to be held by the end of February. We have received one decision in which the Inspector dismissed the appeal at Yew Tree House, Kelfield. Although the appellant's agent did not challenge the 5YHLS at the hearing the Inspector's decision supports the Council's approach of restricting growth outside the development limits of a Secondary Village.

Two appeals relating to 5YHLS have been withdrawn but reasons were not fully defined.

**5) Selby and District Housing Trust**

The construction of 5 family homes for the Selby and District Housing Trust has now started on site at Riccall with an anticipated 37 week build-out period. Vehicle access to 3 existing properties will be also be improved as part of the scheme.

Selby District Council and the Selby District Housing Trust continue to work closely in negotiations to purchase 12 properties in Selby, and are currently progressing discussions on legal agreements.

The Council's Executive approved an ambitious Affordable Housing Development Programme on the 4<sup>th</sup> January 2018 which will see the provision of a total of 207 homes for people in need. The Housing Trust will be working closely with Selby District Council to programme the delivery of these homes by March 2020.

**John Mackman**  
**Deputy Leader of the Council**