



Councillor Richard Musgrave - Deputy Leader of the Council

Report to Council on 21 December 2021

Planning Policy and Strategy

Preparation of the Publication version of the Local Plan is ongoing with consultation having taken place early Autumn on several important pieces of evidence which will help to inform the next stage of the Local Plan, including a Green Space Audit, Stage One Green Belt Review, Indoor and Outdoor Sports Studies and the Local Plan and CIL Viability Report.

A full review of the information submitted in relation to all 456 sites is nearing completion. Engagement is also ongoing with a range of key stakeholders and site promoters in order to assess the viability and deliverability of proposals which will inform decisions relating to the final list of development sites including the preferred new settlement option.

Consultation on the Publication Version of the plan was due to take place in early 2022 but that will now be delayed due to the Election to the new Unitary Council which will take place in May 2022. The consultation is now likely to take place in June – July 2022.

A new Statement of Community Involvement for Selby District came into effect from 1 January 2021. One of the changes to the Statement of Community Involvement meant that for the advertising of planning applications, neighbour notification letters were no longer necessary if site notices were present. At the time of change, I agreed at Full Council to review the change after the first 6 months of implementation.

In July 2021 a short questionnaire was sent to all Parish and Town Council Clerks in Selby District. Thirteen Parish and Town Councils responded by the August 2021 closing date. These were from: Barkston Ash, Barlby, Balne, Burn, Cawood, Gateforth, Hensall, Kellington, Kirk Smeaton, Little Fenton, Little Smeaton, Riccall and Tadcaster. A total of ten of the Parish Councils requested the reinstatement of neighbour notification letters although did not specify the reason for this. A number of issues were raised with the current site notices and suggestions made of how applications could be better advertised.

As a result of the responses, it is not considered that further changes are necessary to the Statement of Community Involvement. However, a number of steps are being looked at to improve the advertisement of planning applications as set out below:

1. That the Local Planning Authority makes changes to the design of site notices as well as the number and location of site notices displayed in the following ways:
 - the addition of QR codes and a small site plan. This would enable those with disability/sight impairment to scan the notice and then view the details on their device allowing for adaptations to the text as necessary;

- making the “where to view / send comments” clearer, as it is acknowledged that this can become lost in all the information presented on a site notice; and
 - placing more than one Site Notice in the vicinity of the site, and by checking for cul-de-sacs or no-through roads where notices can also be displayed.
2. That the Local Planning Authority highlights opportunities to comment on planning applications by:
- the use of a generic poster to be displayed on both Parish and Town Council noticeboards as well as in libraries and leisure centres detailing links to the Council’s website, registering for the weekly list of planning applications and the use of Public Access to view and comment on applications; and
 - the use of “How to...” Videos for the planning webpages to encourage people to use Public Access, as well as the possibility of an interactive map on the Council’s webpage for planning applications.
3. That the Parish and Town Councils are notified of the changes and provided with the generic poster for their noticeboards.

I was pleased to see that North Yorkshire County Council have invested £2.5m in extending and improving the facilities Hungate Primary School in Sherburn, of which £407k was funded via S106 contributions from the Strata development in Sherburn (Carousel Walk) for improvements to education. Five new classrooms and a new staffroom were created, along with new school libraries, a new planning resource room and new play equipment. A new studio was added to the side of the existing school hall to provide more space for assemblies and dining.

The playground was also modernised and updated, additional car parking was added and a veranda overlooking the fields now runs along the entirety of the building. New carpets, lighting and ceilings were added to the rest of the existing building.

The Church Fenton Neighbourhood Plan was formally “made” by Council in September and now forms part of the Development Plan. Officers are continuing to support Escrick Parish Council in preparing a Neighbourhood Plan for their area, which has now reached the formal submission stage and following checks will soon be subject to further public consultation.

Planning Services

The casework of the Development Management Team remains high with the level of applications and other related work running at around 23% - 29% up on previous years (based on the first six months of this year).

The service is resourced to deliver 1,300 applications and related matters a year but between the 1 April 2021 and 30 November 2021, it has already determined 1,083. As well as the high volumes of work, the team is dealing with a series of large and complex applications, and this is reflected in increased income; at the end of October planning fee income after 6 months of the year was approximately £1.074m compared to an average of around £887k for the last 5 full years.

I am grateful to all those involved in the Development Management Service for their hard work.

In the period between 1 September 2021 to 30 November 2021, 100% of major applications (N1 – N6) were determined within the statutory period or agreed extension of time. This equates to 9 determined, 1 within the statutory 13 weeks, 8 within the extension of time period agreed and 0 out of time. These figures are higher than the national designation targets set by the Government for majors which is 60%.

In the period between, 1 September 2021 to 30 November 2021, 66.7% of minor applications (N13 – N18) were determined within the statutory period or agreed extension of time. This equates to 51 determined, 3 within the statutory 8 weeks and 31 within the extension of time period agreed and 17 out of time. These figures are slightly lower than the national designation targets set by the Government for minor applications which is 70%.

In the period between, 1 September 2021 to 30 November 2021, 79.3% of minor others (N20 – N25) applications were determined within the statutory period or agreed extension of time. This equates to 116 determined, 30 within the statutory 8 weeks and 62 within the extension of time period agreed and 24 out of time. These figures are higher than the national designation targets set by the Government for minor applications which is 70%.

In addition to the above during the same period we also dealt with 131 other applications which are not reported to CLG which include the following types of application:

HENS (Larger household extensions), Agricultural Prior approvals, Prior Notifications, Telecommunications, Discharge of Conditions, Minor Amendments, Works to Trees, County and other Consultations, Scoping reports and Screening opinions for EIA applications.

We also assessed 39 Permitted Development Enquiries (PD's) and determined 15 Certificates of Lawfulness.

With regard to performance at appeal, in the period between 01.09.2021 to 30.11.2021 a total of 7 were determined of which 2 were allowed and 5 were dismissed. We also received 11 new appeals.

At 1 December 2021 the Planning Enforcement team had 334 live enforcement cases open. We received 114 new cases and closed 129 within the three months period September, October and November 2021. The Planning Enforcement Team also served 4 Enforcement notices, 2 Breach of Condition notices and 1 Temporary Stop notice. The latter was served on Leeds East Airport. The Council enforcement officers have been in extensive contact with the landowners at the site in an effort to secure the cessation of unauthorised activities. Despite these efforts it has been necessary to service a notice.

Low Carbon Work

Work on low carbon continues to progress with the draft Low Carbon Strategy approved at the Executive meeting in October, the strategy has been brought to Council today for further support and sign off. As previously discussed, we have also agreed that the Council will offset its scope 1 & 2 carbon footprint, calculated as 1348 tonnes per annum by APSE, for the period 2018-2023 when Selby District Council will cease to exist.

To highlight some of the good work that is already in progress: we have been in discussion with Leeds Arium for a supply of trees for planting, to help develop our work with the White Rose Forest; development of an electric vehicle infrastructure strategy is underway with North Yorkshire County Council; surveys are being completed on the Council's industrial units to identify improvements in energy efficiency; a climate change training module will soon be ready for all staff and members; and work is continuing to focus on methods to improve the energy efficiency of housing in the district.

In addition, we have begun to develop a working relationship with the County Council's Beyond Carbon Team to identify opportunities for joint working on projects and influencing the ambitions of the new council.

The Low Carbon Working Group continue to meet with the Low Carbon Project Officer to prioritise projects and discuss feasibility for delivery over the coming year. The Low Carbon Working Group held a well-attended workshop on the 9 December with support from Council officers from different service areas to review the potential projects in the Low Carbon Strategy and to prioritise those to focus on which included tree planting along with increasing biodiversity and hedgerows; retrofitting social housing to improve energy efficiency and procuring electricity in all Council buildings from a renewables tariff.

Richard Musgrave
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