

Officer Update Note
Planning Committee – 9 February 2022

Item 5.1

APPLICATION NUMBER:	2015/0452/EIA	PARISH:	Selby Town Council
APPLICANT:	Persimmon Homes Yorkshire	VALID DATE: EXPIRY DATE:	30th April 2015 20th August 2015
PROPOSAL:	Reserved matters application for the erection of 215 dwellings following outline approval CO/2002/1185 (8/19/1011C/PA) for the erection of 1200 dwellings (4 existing to be demolished) employment, public open space, shopping and community facilities (including up to 2,000 sq m of shops) together with associated footpaths, cycleways, roads, engineering at Phase 4		
LOCATION:	Staynor Hall Abbots Road Selby		
RECOMMENDATION:	Grant		

Comments from the agent:

The planning agent wished to stress that since the Woodland Trust's comments (dated 6th December 2021), which considered additional arboricultural survey documents, the applicants have amended the landscaping plan and updated Nature Conservation Plan.

The Local Planning Authority did not reconsult the Woodland Trust on these amendments, however these have since been sent directly by the applicant to the Woodland Trust.

Impact of the changes on the residents of Staynor Avenue No.2-16

For clarity the amended plans now no longer require the highway verge to be totally removed outside No.2-16 Staynor Avenue, as the road no longer requires to be widened. This means the existing highway verge and tree outside No.10-12 will be retained and the residents will continue to be able to use their driveways which cross the verge. The tree outside No.6-8 has already been removed.

The verge outside No.6 will be lost where the new entrance is formed, and a new crossing point added outside No.8. 2 visitor parking spaces will exist alongside the eastern boundary of No.6. Whilst these will not be owned by No.6, they will have the ability to use them to offset the loss of No.6 ability to park on the hard surfaced verge as currently exists. The changes therefore represent far less disruption to residents on Staynor Avenue, combined with no increase in motorised vehicle movements.

Selby Town Council – were reconsulted on the amended plans (24.1.22) and have yet to respond (expires 14.2.22)

Clarity – the plan referred to within paragraph 3.20 is within the presentation.

Highway’s response – 8.2.22

Further to previous Local Highway Authority (LHA) replies and the latest submission from the Applicant, drawings Site Layout, drawing no. 100 Rev S and Proposed Residential and College Access Staynor Avenue – Option 4, drawing no. LTP/2598/T1/04.01 Revision C, the LHA can comment:

Regarding the LHA request for a carriageway loop layout within Phase 4, for potential bus provision and less disruption in the future during highway maintenance and utility works, in lieu of bus route provision through Staynor Hall, Staynor Avenue onto Abbots Road. The omission of a loop layout, for a site of this size with a single point of access, is not in accordance with the current NYCC Residential Highway Design Guide, although, it is of such a departure that it is considered unacceptable to refuse the application on highway safety grounds.

The request for a change to the layout where the emergency access joins the site carriageway, vehicle tracking for the emergency access and a request for a Road Safety Audit for the proposals affecting Staynor Avenue are all still outstanding.

Where the proposed emergency access joins the site carriageway, the carriageway priority has not been changed to reflect that the access to Staynor Avenue is not for day-to-day vehicular use by the public but is for emergency access only. The layout needs to be altered to reflect the new proposals so as to not cause conditions that may be prejudicial to highway safety.

The request for vehicle tracking of the emergency access is to ensure the access is fit for purpose.

The request for a Road Safety Audit for the proposals affecting Staynor Avenue, including the emergency access, is to ensure there are no issues which could render the proposals undeliverable from a highway safety point of view.

I hope this clarifies the current LHA’s position with regards the latest proposals.

Amended condition:

An amended landscape plan was provided, which meant the listed plan needed updating.

Location Plan	001	Rev A
Site Layout	100	Rev S
Residential and college access Staynor Avenue	LTP 2598 T1 04 01	Rev C
Residential and college access Staynor Avenue - Google earth mapping	LTP 2598 T1 04 02	Rev C

Nature Conservation Management Plan	Dec 21	Rev 3
Full site layout Plan 100		Rev A
Phase 3 Connection	100-Ph3	Rev A
Materials Layout	101	Rev C
Enabling Plan	103	Rev -
Landscape Layout Plot	102	Rev D
Landscape Layout POS	R-1283-15F	Rev F
Acoustic Amendments	110	Rev -
Acoustic Enhancement	110-2	Rev B
Street Scene & Section Sheet 1	100_WD10-1	Rev B
Street Scene & Section Sheet 2	100_WD10-2	Rev B
Barton	HB-WD10	Rev E
Barton Corner	HBC-WD10	Rev D
Belmont	WS-WD10	Rev J
Carleton	ST-WD10	Rev G
Carleton Extra Window	ST-WD10-2	Rev G
Coniston	CD-WD10	Rev H
Coniston Corner Bay	CDCB-WD10	Rev H
Derwent	HT-WD10	Rev G
Derwent Corner	HTC-WD10	Rev F
Elvington	EV-WD10	Rev -
Hornsea	RS-WD10	Rev D
Hornsea Extra Window	RS-WD10-2	Rev D
Howard	HO-WD10	Rev -
Lockwood	CA-WD10	Rev D
Lockwood Extra Window	CA-WD10-2	Rev D
Lockwood Corner	CCA-WD10	Rev C
Morden	MR-WD10	Rev T
Morden Extra Window	MR-WD10-2	Rev T
Moseley	MS-WD10	Rev AA
Stafford	SF-WD10	Rev J
Stafford Extra Window	SF-WD10-2	Rev J
Single & Double Garage	SDG-6x3-WD10	Rev -
Staynor Hall Overview -	LTP 2598 T1 01 01	Rev B
Staynor Hall Refuse Vehicle sheet 1 of 2	LTP 2598 T1 01 02	Rev B
Staynor Hall Refuse Vehicle sheet 2 of 2	LTP 2598 T1 01 03	Rev B
Staynor Hall Forward Visibility sheet 1 of 2	LTP 2598 T1 01 04	Rev B
Staynor Hall Forward Visibility sheet 2 of 2	LTP 2598 T1 01 05	Rev B
Drainage Strategy Layout Option A	P20-00552-Met-M2-C-001	V2

Amended recommendation:

This application is recommended to be Granted subject to the delegation of outstanding highway changes being made to the satisfaction of NYCC Highways. If the changes are considered minor and fall within the framework of the existing recommendation, then the Head of Planning in consultation with the Chairman be allowed to delegate the decision to release the reserved matter approval.

If anything, significant arises from the required changes, which is more than minor highway realignment and requires re-consultation, then the matter will be reported back to committee for consideration.

Item 5.2

APPLICATION NUMBER:	2019/0522/FUL	PARISH:	Bolton Percy Parish Council
APPLICANT:	Mr Robert Penty	VALID DATE: EXPIRY DATE:	4 th June 2019 30 th July.2019
PROPOSAL:	Proposed erection of a three-bedroom dwelling and garage following demolition of existing buildings		
LOCATION:	Low Farm Low Farm Road Bolton Percy		
RECOMMENDATION:	Refuse		

Errors

Paragraph 2.13 – Under PUBLICITY section – Letter received from Cunnane is referenced as being sent on behalf of John Smith's Brewery, this should be Sam Smith's Brewery

Paragraph 5.28 - Property is **NOT** Fossgarth but Lavendar House / No.5 Low Farm Road

Additional Comments from Ecology

Survey updated.

The consultants have confirmed no change in the status of the building for bats and barn owl which means that all of their conclusions in relation to impacts, mitigation and enhancement are still relevant to the decision.

Bats – recommendation in 9.1 relating to new lighting will need to be addressed by condition

Birds – condition or informative to ensure works are undertaken outside of the nesting bird season

PUBLICITY

Additional letter rec'd on 23.01.2022 – from occupant of Arden House, Low Farm Close. Doesn't raise any new issues but reiterates non-compliance with Development Plan Policy and makes reference to existing infrastructure being inadequate – drainage etc

Item 5.3

APPLICATION NUMBER:	2019/1328/REMM	PARISH:	Kellington Parish Council
APPLICANT:	Jones Homes (Yorkshire) Limited & Glade Developments Ltd	VALID DATE: EXPIRY DATE: EXTENSION OF TIME:	18th December 2019 18th March 2020 11 th February 2022
PROPOSAL:	Reserved matters application (appearance, landscaping, layout, and scale) for the erection of 30 residential dwellings, pursuant to outline permission reference 2016/0124/OUT		
LOCATION:	Land Adjacent Aspen Grove Weeland Road Eggborough Goole East Yorkshire		
RECOMMENDATION:	GRANT, subject to completion of Deed of Variation		

The recommendation in Section 7 of the report has been updated as follows:

- The following wording has been removed from condition 8 and will instead form an informative.

“It is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.”

The informative is to read:

“INFORMATIVE:

In relation to condition 8, It is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.”

- Two additional conditions are proposed as follows:

“No development above slab level of the dwellings hereby approved shall commence until details of electric vehicle charging points for each dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved charging points shall be provided prior to occupation of each dwelling and subsequently retained for that purpose.

Reason: To encourage the use of low emission vehicles, in turn reducing CO2 emissions and energy consumption levels in accordance with Policy SP15 of the Core Strategy.”

and;

“No development above slab level of the dwellings hereby approved shall take place until details of measures to facilitate the provision of high-speed broadband for the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to occupation of each dwelling.

Reason: In the interests of providing a sustainable form of development and economic growth and in order to ensure compliance with paragraph 112 of the National Planning Policy Framework and Policy SP12 of the Core Strategy.”

Item 5.4

APPLICATION NUMBER:	2020/1369/FUL	PARISH:	Kellington Parish Council
APPLICANT:	Jones Homes (Yorkshire) Limited	VALID DATE: EXPIRY DATE: EXTENSION OF TIME:	21st December 2020 15th February 2021 11 th February 2022
PROPOSAL:	Installation of a Sustainable Drainage System (SuDS) basin in respect of the adjacent residential development for 30 dwellings		
LOCATION:	Land Adjacent Teasel Hall Weeland Road Eggborough Goole East Yorkshire		
RECOMMENDATION:	GRANT		

The recommendation in Section 7 of the report has been updated to include an additional condition as follows:

“Notwithstanding the details shown on the submitted drawings or condition number 5, prior to the development being made operational for its purpose, a gate shall be erected where the small section of hedge is to be removed to the northern boundary of the residential site (2016/0124/OUT) to provide access to the SuDS basin, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The gate shall thereafter be retained and maintained as such for the lifetime of the development.”

Reason:

In the interests of visual amenity and residential amenity having had regard to Policy ENV1 of the Selby District Local Plan and Policy SP19 of the Core Strategy.”

Item 6

Yorkshire Green Energy Enablement project, known as Yorkshire GREEN – Nationally Significant Infrastructure Project

The recommendations set out in the report are updated as follows:

“Recommendations:

- i. That the contents of this report are noted.*
- ii. That authorisation is sought from the Executive to authorise the Director of Economic Regeneration and Place in consultation with the Executive Member for Place Shaping to agree the Local Impact Report, Statement of Common Ground, the content of the draft DCO, and all further necessary representations by the District Council, together with post decision monitoring of planning conditions and enforcement of the DCO.*

Reasons for recommendation:

Timescales for commenting on the DCO application once it is submitted are embedded in statute and it is important that appropriate delegation arrangements are in place so that the Council is able to meet the deadlines which are set by PINS.”

Correction – in paragraph 3.5 of the report the words ‘Drax Power Limited’ should be replaced with the words ‘National Grid Electricity Transmission’.

It is noted that ‘Appendix 1 – Overall Location Plan for Yorkshire GREEN Project’ is missing from the agenda. This will be shown in the PowerPoint presentation at the meeting.