

Planning Committee

Venue:	Council Chamber - Civic Centre, Doncaster Road, Selby, YO8 9FT
Date:	Wednesday, 7 September 2022
Time:	2.00 pm
Present:	Councillor M Topping in the Chair Councillors C Richardson (Vice-Chair), I Chilvers, G Ashton, J Duggan, D Mackay, S Duckett, R Musgrave
Officers Present:	Hannah Blackburn – Planning Development Manager, Glenn Sharpe – Solicitor, Alison Hartley – Solicitor to the Council, Linda Drake – Planning Project Officer, Emma Howson – Senior Planning Officer, Gina Mulderrig – Democratic Services Officer

16 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Packham, K Ellis and P Welch.

Councillor S Duckett was in attendance as a substitute for Councillor R Packham, and Councillor R Musgrave was in attendance as a substitute for Councillor K Ellis.

17 DISCLOSURES OF INTEREST

Councillor R Musgrave declared a prejudicial interest in agenda items 5.1, 2022/0031/EIA – Selby Station and 5.2, 2022/0032/LBC – Selby Station as he had been involved in the business case for the development as a Member of the Executive at Selby District Council. Councillor R Musgrave confirmed that he would leave the meeting during consideration thereof.

The Solicitor declared a prejudicial interest in agenda items 5.1, 2022/0031/EIA – Selby Station and 5.2, 2022/0032/LBC – Selby Station as he had advised the applicant throughout the application process. The Solicitor confirmed that he would leave the meeting during consideration thereof and

would be replaced by Solicitor to the Council.

Councillor M Topping declared a non-prejudicial interest in agenda items 5.1, 2022/0031/EIA – Selby Station and 5.2, 2022/0032/LBC – Selby Station as he had been party to the consultation process of the application in his capacity as a resident of Selby District. Councillor M Topping confirmed that he would not leave the meeting during consideration thereof.

Councillor R Musgrave declared a non-prejudicial interest in item 5.3, 2022/0188/FUL, Land Off Main Street, Skipwith, as he had previously been County Councillor in a ward containing Skipwith and had attended numerous Parish Council meetings where the application had been discussed. He did not leave the meeting during the consideration thereof.

18 CHAIR'S ADDRESS TO THE PLANNING COMMITTEE

The Chair announced that an Officer Update Note had been circulated and was available to view alongside the agenda on the Council's website.

The Committee noted that any late representations on the applications would be summarised by the Officer in their presentation.

The Chair informed the Committee that the order of the agenda had been amended so that item 5.3, 2022/0188/FUL – Land off Main Street, Skipwith, would be taken first with the listed order continuing thereafter.

19 MINUTES

The Committee considered the minutes of the Planning Committee meeting held on 17 August 2022.

RESOLVED:

To approve the minutes of the Planning Committee meeting held on 17 August 2022 for signing by the Chairman.

20 PLANNING APPLICATIONS RECEIVED

The Planning Committee considered the following planning applications.

20.1 2022/0188/FUL - LAND OFF MAIN STREET, SKIPWITH, SELBY

Application: 2022/0188/FUL

Location: Land Off Main Street, Skipwith, Selby

Proposal: Change of use of land from agricultural to recreational area with new perimeter timber fence to 2 No sides with double gates, new pedestrian access and 3 No new rustic timber benches.

The Senior Planning Officer presented the application which had been brought before Planning Committee as there had been more than 10 letters of representation received which raised material planning considerations, and

where Officers recommended determination contrary to these representations.

This application had been deferred at the meeting of the Committee held on 6 July 2022 due to unresolved objections from the landowner. These had now been resolved.

Members noted that the application was for the change of use of land from agricultural to recreational area with new perimeter timber fence to 2 No sides with double gates, new pedestrian access and 3 No new rustic timber benches.

The Committee considered the Officer Update Note which corrected a typo in paragraph 5.3 and set out an additional condition due to a mismatch in the description of the fencing detailed in Plan 001 and the detailed fencing design shown on Plan 002. The additional condition stated that the fencing to be installed shall be timber of post and rail design as shown on drawing 002 and no other form of fencing shall be used.

Councillor R Musgrave informed the Committee he had previously been County Councillor for the Ward that included Skipwith and had attended Parish Council meetings in this capacity whilst the project and application had been discussed. He stated he was not prejudiced regarding the application.

It was proposed and seconded that the application be GRANTED. A vote was taken on the proposal and was carried.

RESOLVED:

That the application be GRANTED subject to the conditions set out in paragraph 7 of the report and the Officer Update Note.

Councillor R Musgrave excused himself from the Committee and joined the public gallery. The Solicitor left the meeting. The Solicitor to the Council joined the meeting remotely.

20.2 2022/0031/EIA - SELBY STATION, SELBY

Application: 2022/0031/EIA

Location: Selby Station, Selby

Proposal: External and associated internal alterations to Selby rail station, demolition in a conservation of the part of the station building, Selby Business Centre, the Railway Sports and Social Club, James Williams House, boundary walls along Ousegate at the entrance to Cowie Drive, and lean-to at the railway goods shed. Reconfiguration of the bus station, highway alignments along Station Road, Ousegate, the Crescent/Park Street Junction. Public realm and landscaping improvements at the Wharf on Ousegate, Station Road and Selby Park. The creation of an underpass tunnel beneath Bawtry Road and creation of a new surface car park at Cowie Drive and new pedestrian and

cycle access into the station from Cowie Drive. Inclusion of new bus stands, street furniture and EV bus charging points.

The Planning Project Officer presented the application which had been brought before the Planning Committee as it was accompanied by an Environmental Impact Statement. The application form also cited the Council as part applicant.

Members noted that the application was for the external and associated internal alterations to Selby rail station, demolition in a conservation of the part of the station building, Selby Business Centre, the Railway Sports and Social Club, James Williams House, boundary walls along Ousegate at the entrance to Cowie Drive, and lean-to at the railway goods shed. Reconfiguration of the bus station, highway alignments along Station Road, Ousegate, the Crescent/Park Street Junction. Public realm and landscaping improvements at the Wharf on Ousegate, Station Road and Selby Park. The creation of an underpass tunnel beneath Bawtry Road and creation of a new surface car park at Cowie Drive and new pedestrian and cycle access into the station from Cowie Drive. Inclusion of new bus stands, street furniture and EV bus charging points.

The Committee considered the Officer Update Note, including the updated recommendation; Members were now asked to DELEGATE the GRANTING of the permission to the Head of Planning following the expiration of consultation period, being the expiry of the press notice on 17th September 2022, and there being no further comments received raising new material planning considerations. The Update Note also detailed amendments to the wording of Condition 3, Condition 4 and Condition 20.

The Committee asked questions of the Officer about parking capacity and disruption to parking in the area throughout the works.

The Planning Project Officer confirmed the car parking spaces would increase from 87 to 213 and the installation programme would be determined by North Yorkshire County Council Highways Department to minimise disruption.

The progress of the installation of a lift at Selby Station was queried and the Planning Project Officer clarified that the lift was not part of this application but was scheduled to go ahead alongside this project as a separate application by Network Rail.

Members questioned the demolition of walls listed in section 1.5 of the report, in particular the boundary wall opposite Selby Station. The Planning Project Officer explained that the demolition was regrettable but necessary and that there had been no objections regarding the heritage of the wall, but it was recommended that it should be recorded prior to any demolition; this could be controlled through the condition.

The Committee asked about the removal and replacement of trees. The Planning Project Officer stated that the Landscaping Plan was yet to be

finalised and focus would be on biodiversity and finding appropriate replacements for the trees that were removed. There would be a net increase in the number of trees with the species chosen being suitable to the development and compensatory to the species removed where appropriate.

The pedestrianisation of Canal Bridge was questioned by Members with concerns about the length of the detour vehicle drivers would need to take, the possibility of accidents and the measures taken to keep vehicles from using the bridge whilst ensuring it could be used for traffic in the case of flooding or emergency.

The Planning Project Officer was not aware of any recorded accidents and confirmed there had been no objections regarding the proposed closure of Canal Bridge to vehicles. The Canal and River Trust had maintained the bridge and had previously expressed concern about the damage caused to it by vehicles, and therefore had no objection to the road being pedestrianised. Road layout, road markings and other measures to ensure vehicles could not use the bridge unless necessary would be determined in the conditions from North Yorkshire County Council Highways Department.

Members also question the provision of a crossing across Ousegate toward the Toll Bridge, stating that this led to an area with no attached footpath and that this would encourage pedestrians to cross the bridge using the highway which was a safety concern. The Planning Project Officer stated that the North Yorkshire County Council Highways Department had not submitted any concerns about the crossing.

The Committee brought to the notice of the Planning Project Officer the existence of a mural inside the Railway Sports and Social Club building which the application proposed to demolish. Members expressed the value of the artwork to the heritage of Selby and questioned the possibility of its inclusion in the new development at Selby Station. Officers were unaware of the artwork and stated they would contact the applicant to try and accommodate the request of the Committee.

Lee Addy, leaseholder at Selby Business Park, was in attendance at the meeting and spoke in objection to the application.

The Chairman, on advice from the Solicitor to the Council, informed the Committee that issues regarding leases were not part of the consideration of this application and were private business between landowners and tenants.

The Lead Executive Member for Communities and Economic Development, Councillor David Buckle, was in attendance at the meeting and spoke in favour of the application.

Tania Weston, Transforming Cities Fund Programme Manager at North Yorkshire County Council was in attendance to represent the applicant, North Yorkshire County Council, and spoke in favour of the application.

Members debated the application further and expressed discomfort at the inclusion of Canal Bridge in the development but praised the application as a whole noting that Selby Station was well overdue an update and the project was a significant investment that would regenerate the station and Selby as a whole. Concern was given to the impact on small businesses displaced by the scheme and lack of quantitative evidence the development would attract visitors to the town, but overall support was shown.

The Planning Development Manager proposed a further Condition on the landscaping of the development to reassure the concerns of the Committee regarding the number and species of trees scheduled for planting. The Planning Development Manager also proposed an Informative that any items of historical interest that remain within the Selby Railway Sports and Social Club building be offered to local interest groups for preservation or made available within the scheme.

It was proposed and seconded to DELEGATE the GRANTING of the permission to the Head of Planning following the expiration of consultation period, being the expiry of the press notice on 17th September 2022, and there being no further comments received raising new material planning considerations. A vote was taken on the proposal and was carried.

RESOLVED:

That the application be DELEGATED to the Head of Planning to GRANT following the expiration of consultation period, being the expiry of the press notice on 17th September 2022, and there being no further comments received raising new material planning considerations subject to the conditions set out in paragraph 7 of the report, the Officer Update Note and the further Landscape Condition and Informative proposed in the meeting as follows:

LANDSCAPE CONDITION

That no phase of the development shall commence (other than the demolition works allowed under condition 3) until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall:

- **include indications of all existing trees and hedgerows on the land;**
- **identify those to be retained and set out measures for their protection throughout the course of development;**
- **include details of the species, location, planting density and stock size on planting of all trees and**

shrub planting; and

- **include details of the measures for the management and maintenance of the approved landscaping**

All planting, seeding, or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of that phase of the development or the substantial completion of the development, whichever is the sooner. Any trees which die, are removed, or become seriously damaged or diseased within the first five years shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity in accordance with Policy ENV1 of the Local Plan and Core Strategy Policy SP19.

INFORMATIVE:

Your attention is drawn to the potential items of historical interest to the town of Selby that may remain within the Selby Railway Sports and Social Club building. Where possible and practical, these should be removed from the building prior to its demolition and offered to local interest groups for preservation or made available for public viewing within the scheme.

20.3 2022/0032/LBC - SELBY STATION, SELBY

Application: 2022/0032/LBC

Location: Selby Station, Selby

Proposal: Listed building consent for alterations to the Grade II listed Selby Railway Station including the demolition of the existing mid-twentieth-century station building, the construction of a replacement new pavilion style station building, creation of new access points and associated works.

The Planning Project Officer presented the application which had been brought before the Planning Committee as it related to planning application reference 2022/0031/EIA, and because Selby District Council were cited as part applicant with North Yorkshire County Council.

Members noted that the application was for listed building consent for alterations to the Grade II listed Selby Railway Station including the demolition of the existing mid-twentieth-century station building, the construction of a replacement new pavilion style station building, creation of new access points and associated works.

The Committee asked questions of the Planning Project Officer regarding

disability access and the provision of toilet facilities at Selby Station.

The Planning Project Officer confirmed that the installation of a lift had been approved as part of a separate application, there was ramped access scheduled to the station from the eastern side and level access was planned throughout the building. The Planning Project Officer stated that the existing toilet and changing facilities would be replaced but that there were no plans in this application to provide facilities on the other side of the train track.

It was proposed and seconded that the application be APPROVED. A vote was taken on the proposal and was carried.

RESOLVED:

That the application be APPROVED subject to the conditions set out in paragraph 7 of the report.

The meeting closed at 3.24 pm.