



Councillor John Mackman

Deputy Leader of the Council

Report to Council on Tuesday 17 July 2018

This report covers the period from the Council meeting on 24 April 2018. 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' still remains high for majors. In quarter one between 01.04.2018 to 30.06.2018, 88% of majors were determined within the statutory period or agreed extension of time compared with 91% in the same period last year. 87% of minors were determined within the statutory period or agreed extension of time compared with 90% in the same period last year. The figures are also higher than the national designation targets set by the Government which are 60% for majors and 70% for minors.

8 appeals were determined in quarter one between 01.04.2018 to 30.06.2018 of which 25% were allowed and 75% 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.

Pre-application discussions have continued to take place on major strategic schemes such as Gascoigne Wood and Olympia Park and we continue to work on the joint Planning Performance Agreement with North Yorkshire County Council for the Drax NSIP. There are a number of major strategic applications that we are expecting to be submitted imminently which include Church Fenton Media Village and also Gascoigne Wood.

In terms of the Planning Policy Team a new Planning Policy Officer and Senior Planning Policy Officer have now joined the team. In addition three Planning Officers have been recruited to the Development Management Team as well as a Principal Planning Officer

Currently we have 21 Parishes who are consulted electronically; this has risen from the initial 4 Parishes. We will continue to work with the remaining Parishes who have not yet signed up so that eventually all Parish Councils will be electronically consulted.

Work is continuing to install a new IT case load management tool/package which will be of great benefit to Planning Officers in managing their workloads. We will be visiting Leeds City Council to

look at how they use Enterprise and particularly in terms of how this can help to support the Planning Enforcement Section.

We continue to engage with the CEF's and planning officers have recently attended the Southern and Western CEF Forums. The aim of this has been to continue to build on and improve ongoing relationships with Parish Councils and the wider community.

We have consulted 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. The responses that we have received are currently being reviewed and a final draft, taking into account responses to the consultation, will be recommended to the Director of Economic Regeneration & Place for adoption.

Work has also started on developing a Conditions Manual which will ensure that we have model planning conditions that can be consistently applied across all approved planning applications. All Planning Officers have recently had training on the use of planning conditions attached to decision notices to improve the decision making process subject to the necessary approval.

2) PLAN Selby – next steps

Work continues on the preparation of the Publication version of the Site Allocations Local Plan and this will be informed by the final pieces of evidence work due for completion this month. The Publication version of the plan will essentially be the final version of the plan and will be subject to public consultation in October subject to Executive and Council approval.

We have recently undertaken a successful recruitment exercise which means that from the beginning of July the team will be fully staffed.

3) Neighbourhood Plans

The Planning Policy Team are continuing to provide support to the five designated Neighbourhood Plan Areas of Selby Town, Brayton, Church Fenton, Escrick and Ulleskelf. This includes attendance at meetings, reviewing documents and providing evidence to inform the preparation of the plans.

4) Eggborough Power Station DCO

The independent Examination for Eggborough Power Station DCO has been completed and it is expected that a decision will be issued by the Planning Inspectorate by September 2018.

5) Drax Power Station DCO

The Drax Repower project that was received by the Planning Inspectorate (PINS) on 29 May has now been 'accepted' (26 June) by PINS for 'Examination'.

The examining authority (a Planning Inspector or Inspectors) will now be appointed to 'Examine' the application...to basically hold a series of meetings almost in the form of a Public Inquiry. The applicant must now publicise that the application has been accepted and this authority will be given the opportunity, with the County Council to register as a relevant authority that wishes to make representations to and take part in the Examination.

PINS have a period of three months to make arrangements for the Examination and to arrange the 'pre-examination meeting' which also must be convened within that first three month period. The timescale requires that the Examining Authority must have concluded its Examination within six

months of acceptance so we now know that all Examination hearings will have concluded by the end of December 2018.

6) 5YHLS Appeals

We have greatly improved our approach to monitoring the progress of sites with residential planning permission. Importantly this has led to success at four recent appeal hearings where Planning Inspectors have concluded that the Council is able to demonstrate that it has a 5 year supply of deliverable land. The Council has not received any further appeals which relate to the 5 year housing land supply.

The next base date for 5 year land supply calculation is at 31 March 2018 and work is being finalised on this report.

7) Judicial Review of the approval for Lidl Supermarket and Pub on Staynor Hall

Planning Committee granted approval for a Lidl Supermarket and pub on Bawtry Road near the Staynor Hall development in October 2017. The decision was challenged by way of Judicial Review. A hearing was scheduled in the High Court in Leeds in July. However in advance of that hearing the Claimant has agreed to withdraw the claim and pay the Council's costs.

This now means that works can commence including infrastructure works to Bawtry Road to accommodate the development which will be partly funded by the Council through the use of CIL receipts.

8) Selby and District Housing Trust

The scheme to construct 5 family homes for the Trust at Landing Lane, Riccall is progressing well and in accordance with the 37 week build-out period. The Trust is working with Selby District Council to identify tenants for these properties, which are due to be handed over in September 2018.

Construction has also commenced on the 12 affordable homes on Ousegate in Selby and these properties are due to be handed over in January 2019.

Following the Council's approval of an updated Affordable Housing Development Programme in January 2018, an update on progress is being presented to the Council's Executive on the 12th July 2018. This will outline the proposed sites in the second phase of development on smaller sites owned by the Council and the next steps in the process to achieve additional family homes starting on site in early 2019.

The Trust has agreed to acquire 12 family homes on a site at Orchard Park Ulleskelf that is now under construction. The first three properties are due to be handed over in August 2018 with the remaining homes completed by December 2018.

John Mackman
Deputy Leader of the Council