

**Officer Update Note
Planning Committee 11 July 2018**

Items 6.1

APPLICATION NUMBER:	2017/0687/FUL	PARISH:	North Duffield Parish Council
APPLICANT:	L & S Kendra & Son	VALID DATE: EXPIRY DATE:	3 July 2017 28 August 2017 E of T agreed until 12 July
PROPOSAL:	Proposed erection of 4 no. detached bungalows with integral garages		
LOCATION:	Springfield House Farm, Green Lane, North Duffield		
RECOMMENDATION	APPROVE.		

Additional condition

Paragraph 4.7.2 of the Officer Report (page 24) refers to the need for a surface water drainage condition in line with recommendations from statutory bodies and in the absence of detail on this full application.

Thus there is a recommended additional condition to add to the unchanged officer recommendation:

10. The first dwelling shall not be occupied until a surface water drainage system for the development has been installed in accordance with details that have previously been submitted to and approved by the local planning authority.

Reason: To ensure that the development is provided with a satisfactory means of surface water drainage to reduce the risk of flooding in accordance with Selby District Core Strategy Local Plan Policy SP15.

Item 6.3

APPLICATION NUMBER:	2018/0383/COU	PARISH:	Tadcaster Parish Council
APPLICANT:	My Fitness & Martial Arts	VALID DATE: EXPIRY DATE:	10 April 2018 5 June 2018 E of T agreed until 12 July
PROPOSAL:	Change of use from Class B2 General Industry to Class D2 Assembly and Leisure		
LOCATION:	Unit 5, Copley Enterprise Park, Station Road, Tadcaster		
RECOMMENDATION	Approve		

Letter of representation in support

The applicant's further written explanation in support of the application was circulated to all members on Monday 9 July.

In summary the applicant, Mr Smith, says that:

- He is a qualified Youth Strength and Conditioning Specialist
- Current students and clients are primarily Tadcaster based so he would not wish to move further away and the site is within walking distance of their present venue
- A number of clubs are seeking facilities, together with physiotherapists and nutritionalists, which can help with his clients' rehabilitation
- This unit can be provided with the necessary specialist flooring, there will be no conflict with neighbours and a permanent facility can offer a wide range of services to the community
- Strength and Conditioning (S&C) coaching is about improving athlete performance whilst helping to reduce injuries; he is not aware of any other such coaching within 20 miles of Tadcaster and the applicant is one of the first seven people in the country to be qualified to this level. Youth S&C training is new but there is research that supports youth engagement in such
- The applicant is seeking to assist athletes from a young age and there are presently no safe facilities; it is not a member's gym and is a one to one facility with some small group work across a number of disciplines
- The applicant's involvement with karate over 20 years means that he has current and past athletes, past and current World Champions and hopefuls who may come and lead sessions

The officer conclusion and recommendations remain as set out in Parts 5 and 6 of the Officer Report on pages 52 and 53 of the agenda.

ends