

**Officer Update Note  
Planning Committee 7 November 2018**

**Item 6.3**

APPLICATION NUMBER:	2018/0852/FUL	PARISH:	Burton Salmon Parish Council
APPLICANT:	Mr Nick Smith	VALID DATE: EXPIRY DATE:	3 August 2018 28 September 2018
PROPOSAL:	Retrospective application for the demolition of a two storey end of terrace dwelling and the construction of two storey end of terrace dwelling on the footprint of existing dwelling, as extended by planning permission ref 2018/0205/HPA		
LOCATION:	1 Railway Cottages Hillam Lane Burton Salmon Leeds West Yorkshire LS25 5JQ		
RECOMMENDATION:	GRANT		

Since the report was written, Officers have considered it reasonable and necessary to attach a condition relating to hours of construction in the interests of the amenities of the adjacent properties, as follows:

“No construction works shall take place on site outside the hours of 8am-6pm Monday to Friday, 9am to 1pm Saturday, or at all on Sundays and Bank Holidays.  
Reason: In interests of the amenities of the adjacent properties and having had regard to Policy ENV1 of the Selby District Local Plan.”

The application has been advertised for 21 days as a Departure from the Development Plan and the consultation period does not expire until 15 November 2018, therefore the recommendation of the application, asset out in Paragraph 6.0 of the report, is to be amended to:

“This planning application is recommended to be GRANTED subject to conditions detailed in Paragraph 6.0 of the Report and the additional condition set out in the Officer Update Note and that Planning Committee give a minded decision for approval and Officers delegated authority to determine the application after the 21 day consultation period has expired, provided no new issues arise as a result of the consultation. If any new issues do arise as a result of the consultation, the application would be brought back before Planning Committee.”

All other parts of the recommendation and the proposed conditions are unchanged.

#### **Item 6.4**

**Request for a Deed of Variation to Section 106 agreement seeking the payment of a commuted sum to be used towards the provision of a children's play area elsewhere in Hambleton in lieu of the provision of a children's play area and play equipment on the land in respect of planning approval 2005/0876/FUL for residential development comprising of 89 (2 storey and 2 1/2 storey) dwellings and associated works on 2.3 ha of land, following demolition of existing buildings on land off Station Road**

Since the report was written, the amount of the commuted sum has been agreed between Officers and the applicant to be £33,737. This is in accordance with the calculations set out in the Developer Contributions Supplementary Planning Document.

All other parts of the recommendation are unchanged.