



**Councillor John Mackman**

**Deputy Leader of the Council**

**Report to Council on 18 December 2018**

This report covers the period from the Council meeting on 18 September 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**

Sustained progress has been made in the following areas:

In the period between 01.09.2018 to 31.10.2018, 67% of majors were determined within the statutory period or agreed extension of time. This equates to 3 determined, 2 within the statutory 13 weeks and 1 which was out of time. This is compared with 71% in the same period last year which equates to 7 determined, 1 within the statutory 13 weeks and 4 within the extension of time period agreed and 2 out of time. Therefore current performance is broadly the same as last year and these figures are higher than the national designation targets set by the Government for majors which is 60%.

In the period between 01.09.2018 to 31.10.2018, 78% of non-majors (minors and others) were determined within the statutory period or agreed extension of time. This equates to 104 determined, 38 within the statutory 8 weeks and 43 within the extension of time period agreed and 23 out of time. This is compared with 81% in the same period last year. This equates to 95 determined, 45 within the statutory 8 weeks, 32 within the extension of time period agreed and 18 out of time. Again current performance on non-major applications is broadly the same as last year and the figure is above the 70% national designation targets set by the Government target for non-majors.

We have now filled the majority of vacant posts in the team including a new starter who is covering Major Projects. There is currently a vacant Planning Officer post within Development Management and a Principal Planning Policy Officer post within Planning Policy. It is hoped to fill these vacancies in the near future.

6 appeals were determined in the period between 01.09.2018 to 31.10.2018 of which 83% were dismissed and 17% allowed. This equates to 1 allowed and 6 dismissed.

Furthermore, we are continuing to consistently meet and exceed our pre-application fee income target and overall planning fees. As it stands at the time of writing this report the total income for

planning application fees and pre-application advice for the year stands at £757,000 which is around £120,000 over the income target.

There are a number of major strategic applications that have been submitted which are in the process of being determined. Gascoigne Wood was on the Planning Committee Agenda for December with an officer recommendation for approval. At the meeting following debate this item was deferred with minded to refuse and will be taken back to Committee in the New Year.

We are also actively working towards taking Church Fenton Media Village to Planning Committee early in the New Year.

We are continuing to strengthen our planning enforcement team. Rachel Robinson, Principal Planning Enforcement Officer has now returned from maternity leave and Conor Stephenson has been appointed as a temporary Planning Enforcement Officer for a 12 month fixed term contract. This post is crucial to the Planning Service as an extra resource to help manage the backlog. The total staff compliment dedicated to enforcement currently stands at four Officers including 2 Planning Enforcement Officers, 1 Senior Planning Enforcement Officer and a Principal Planning Enforcement Officer.

Work is continuing to progress to install a new IT case load management tool/package which will be of great benefit to Planning Officers in managing their workloads and also to the Planning Enforcement Team in managing their workloads and communicating to complainants.

On the 4<sup>th</sup> October 2018 we held a Royal Town Planning Institute Conference for planning professionals entitled "Selby: Planning for Growth" this conference was held to provide an insight into the Council's growth and development plan for the future, particularly emphasising the role of planning in promoting economic growth. The Conference was well attended and received by planning professionals from other local authorities and planning agents.

## **2) Planning Enforcement Management Plan**

It is our intention to present the draft Enforcement Management Plan to Policy Review Committee on 17 December 2018 for comment. Following this the report and plan will be presented to Executive for approval. The Planning Enforcement Management Plan will set the principles defining how we will respond to planning enforcement complaints and proactively work to resolve these issues.

## **3) PLAN Selby – next steps**

Technical work to look at the deliverability and viability of sites in Tadcaster is ongoing. Further work on the Site Allocations Local Plan will progress pending the outcome of these studies.

Work has been completed on the Annual Authority Report which sets out progress between the 1st April 2017 and 31st March 2018, which will be published on the Council's website in due course.

Work has also commenced on a review of the Statement of Community Involvement and will be presented to Executive in the New Year to seek approval for public consultation.

## **4) Eggborough Power Station DCO**

The DCO for the Eggborough CCGT Project was made by the Secretary of State in September 2018.

The Order, made under the Planning Act 2008, which covers nationally significant infrastructure projects, allows developer Eggborough Power Ltd to build the 2,000MW gas turbine plant, along with a gas supply pipeline to connect it to the national gas transmission system.

#### **5) Drax Power Station DCO**

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

The public hearings will commence in the first week of December at Goole. We have worked collaboratively with North Yorkshire County Council on a joint Planning Performance Agreement and have fed initial joint comments into the process.

#### **6) Ferrybridge Station**

SSE is proposing to develop a new gas-fired power station and associated gas supply pipeline (together 'the project') at and near Ferrybridge, Knottingley, to be known as Ferrybridge D. The project will be located on and within the administrative boundaries of Wakefield Metropolitan District Council ('WMDC'), Selby District Council ('SDC') and North Yorkshire County Council ('NYCC').

The power station will be capable of producing up to 2,200 megawatts (MW). This means that the power station will be a nationally significant infrastructure project. SSE will require a Development Consent Order (DCO) under the Planning Act 2008.

On 20<sup>th</sup> November 2018 the Council was informed of SSE's intention to submit an application to the Secretary of State. We intend to work collaboratively with North Yorkshire County Council on a joint PPA and to respond as a statutory consultee.

#### **7) Selby and District Housing Trust**

I am pleased to report the recent progress in delivering new affordable housing in the District through Selby and District Housing Trust. In my last report I stated that building works were progressing on 5 family homes at Landing Lane, Riccall and that these were due to be handed over in September. This scheme has now completed and the properties were handed over to the Trust on 24th September 2018. All properties are fully let to families with local connections. An open day was held on Friday 21st September to officially launch the properties.

Work is still progressing on the construction of 12 homes for the Trust on the Ousegate site in Selby and these properties are due to be completed and handed over in early 2019.

On the 11th December 2017 the Housing Trust Board approved the acquisition of 12 s106 homes from Berkley De Veer on a site at Orchard Park, Ulleskelf. These properties are now in development and are being phased to the Trust, the first three completions were on the 19th October, these three bed properties are all now occupied. Three more two bed Properties were handed over on Friday 7th December, with tenants ready to move in on Monday 10th December. The final six properties are to be built out towards the end of the development and will be handed over in March / April 2019.

**John Mackman**  
**Deputy Leader of the Council**