

**Officer Update Note  
Planning Committee – 5 June 2019**

**Item 5.1**

APPLICATION NUMBER:	2019/0124/FUL	PARISH:	Appleton Roebuck Parish Council
APPLICANT:	Mr S Armstrong J Cox	VALID DATE: EXPIRY DATE:	20th February 2019 17th April 2019
PROPOSAL:	The erection of two single storey residential dwellings and new car port (Retrospective).		
LOCATION:	Paddock Lodge Airfield Lane Acaster Selby North Yorkshire YO23 2PW		
RECOMMENDATION:	REFUSE		

Corrections to paragraph 4.16 the report in terms of the footprint and volume calculations percentage increases

<b>BARN A</b>	Original	New	Difference
Footprint	5.65m x 28m (158sqm)	7.4m x 28.8m (213 sqm)	55 sqm 34% increase
Height to Eaves	2.05 – 2.45m	2.5m	0.05-0.45m
Height to Ridge	3.4- 3.45m	4.4m	0.95-1m
Volume (Total measured Externally)	451 sqm	735 sqm	284 63% increase

<b>BARN B</b>	Original	New	Difference
Footprint	5.65m x 28m (158.sqm)	7.4m x 28.6m (212 sqm)	53.44 sqm 33% increase
Height to Eaves	2.0 – 2.4m	2.5m	0.1-0.5m
Height to Ridge	3.4- 3.45m	4.4m	0.95-1m
Volume (Total Measured externally)	446 sqm	730 sqm	284 sqm 64% increase

Additional information has been received from the applicant.

1. Firstly a new landscaping plan which provides for native hedge planting and tree planting around the site and points to where new tree planting has already occurred.
2. An updated Flood Risk Assessment report which corrects some wording and gives recommended finished floor levels.

It is considered that the planting will in time improve the overall impact of the development on the character and appearance of the area. However, the application is assessed on the basis of the current situation and this new plan does not change the assessment in relation to the Green Belt or the impact on the openness.

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**Item 5.2**

APPLICATION NUMBER:	2018/1170/FUL	PARISH:	Barlby And Osgodby Town Council
APPLICANT:	Mr Tom Richardson	VALID DATE: EXPIRY DATE:	18th October 2018 13th December 2018
PROPOSAL:	Proposed front and rear single storey extensions, raising of roof, changes to external fenestration and facade treatment.		
LOCATION:	Rosegarth York Road Barlby Selby North Yorkshire YO8 5JP		
RECOMMENDATION:	GRANT		

Following completion of the Officer's Report, To make members aware that for clarification, the proposal's description was amended from "Proposed erection of replacement enlarged dwelling" to "*Proposed front and rear single storey extensions (with rooms in the roof space), raising of roof, changes to external fenestration and facade treatment.*". The amended application description was re-consulted with no further comments received.

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**Item 5.3**

APPLICATION NUMBER:	2019/0147/OUT	PARISH:	Selby Town Council
APPLICANT:	Mrs Donaldina Ryan	VALID DATE: EXPIRY DATE:	25 <sup>th</sup> February 2019 22 <sup>nd</sup> April 2019
PROPOSAL:	Outline application for the erection of up to two self-build plots with all matters reserved.		
LOCATION:	Land Off Friars Meadow, Friars Meadow, Selby		
RECOMMENDATION:	REFUSE		

Following completion of the Officer's Report, it was noted there was an error on page 61, which states the Local Plan was to be adopted in 2019. Progress on the Site Allocations Local Plan has been delayed pending further technical work on the potential development options for Tadcaster. The Council is also considering the implications of the revised National Planning Policy Framework published in July. A revised Local Development Scheme which will set out the timescales for the next stages of the plan will be published in due course.

In considering all of the above it is not considered that this alters the assessment of the application.