


**Chief Executive Officer Urgent Decision Session – Planning:  
Decision Record**

<b>Planning Application:</b>	2019/0513/FUL – Hilagarth, Main Street, Church Fenton
<b>Decision Maker:</b>	Janet Waggott, Chief Executive
<b>Other Officers Present at Remote Meeting:</b>	Martin Grainger, Head of Planning, Ruth Hardingham, Planning Development Manager, Yvonne Naylor and Principal Planning Officer, Glenn Sharpe, Solicitor and Victoria Foreman Democratic Services Officer
<b>Title of Decision:</b>	CEO Urgent Decision Session – Planning: 2019/0513/FUL – Hilagarth, Church Fenton
<b>Ward(s):</b>	Appleton Roebuck and Church Fenton
<b>Type of Decision:</b>	<input type="checkbox"/> Key decision <input type="checkbox"/> Non key decision discharging (or connected to the discharge of) an Executive function <input checked="" type="checkbox"/> Specific delegation from Council or Committee <input type="checkbox"/> Grant of permission / licence <input type="checkbox"/> Affecting the rights of an individual <input type="checkbox"/> Awarding a contract or incurring expenditure which materially affects the financial position of the Council <input checked="" type="checkbox"/> Decision under urgency
<b>Details of decision:</b>	<p><b>Location:</b> 2019/0513/FUL – Hilahgarth, Church Fenton  <b>Proposal:</b> Proposed erection of three detached dwellings following demolition of existing dwelling</p> <p>The application had been brought before the Chief Executive for consideration under urgency as it had received more than 10 letters of objection as a result of consultations which raised material considerations; as such it was considered locally controversial.</p>

	<p>The application was initially considered at the meeting of the Planning Committee on 5 February 2020, with Members agreeing to defer a decision for a site visit, which was held on 3 March 2020.</p> <p>The application was then brought back to the Committee on 4 March 2020 with a recommendation for approval from Officers subject to a Deed of Variation to the Section 106 and subject to conditions.</p> <p>At the meeting on 4 March 2020 Members were minded to refuse the application, and resolved to defer the application to allow Officers to consider the indicative reasons suggested at the meeting and to bring back to Committee detailed reasons for refusal.</p> <p>The Chief Executive noted that on the Officer Update Note were the two reasons for refusal, to which minor amendments had been made by Officers as a result of comments from some Planning Committee Members.</p> <p>As part of the decision-making process the Planning Committee, including the Chair and Vice Chair, were consulted on the applications. These comments were collated and presented to the Chief Executive as part of her decision making.</p> <p>Those Members that had commented on the application had again expressed clearly their support for refusal of the application.</p> <p>The Chief Executive, having considered the report, Officer Update Note and representations from Members and Officers in full, confirmed her support for refusal of the application.</p>
<p><b>Resolution:</b></p>	<p><b>RESOLVED:</b></p> <p><b>To REFUSE the application for the following reasons, as set out in the report and as amended in the Officer Update Note:</b></p> <p><b>01. The proposed development of the site for 3 (no.) dwellings is not considered to be acceptable on highways grounds on the basis that the proposed introduction of three access points onto Main Street Church Fenton from the site would result in highway safety issues given the character of the road, surrounding uses, on road parking, and the speed of traffic using the road. As such the development is considered to be contrary to Policy ENV1 of the Selby District Local Plan (2005), Policy T1 and T2 of the Selby District Local Plan (2005) and the NPPF.</b></p> <p><b>02. The proposed development of the site for 3 (no.)</b></p>

	<p>dwelling represents overdevelopment of the site and will result in unacceptable long term impacts on the trees subject of TPO 08/2019. Therefore, the development is considered to be contrary to Policy ENV1 of the Selby District Local Plan (2005), Policy SP4 of the Core Strategy and the NPPF.</p>
<b>Contact details for further information:</b>	Planning Officer: Yvonne Naylor, Principal Planning Officer <a href="mailto:ynaylor@selby.gov.uk">ynaylor@selby.gov.uk</a>
<b>Signed:</b>	 Janet Waggott, Chief Executive
<b>Date of Decision:</b>	1 April 2020