

Details of planning decisions taken under urgency between 1 April 2020 and 24 June 2020 due to the Coronavirus lockdown

Application Details	Date Decision Taken	Decision	Decision Maker
2019/0311/FUL - The Byre, Sweeming Lane, Little Fenton	01-Apr-20	<p>RESOLVED:</p> <p>MINDED TO GRANT, following the expiry of the consultation period on 8 April 2020 and subject to:</p> <p>i. no new issues being raised;</p> <p>ii. the conditions set out in the Officer Report; and</p> <p>iii. the additional condition as set out in the Officer Update Note.</p>	Chief Executive
2019/0513/FUL - Hilagarth, Main Street, Church Fenton	01-Apr-20	<p>RESOLVED:</p> <p>To REFUSE the application for the following reasons, as set out in the report and as amended in the Officer Update Note:</p> <p>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.</p> <p>02. The proposed development of the site for 3 (no.) dwellings represents overdevelopment of the site and will result in unacceptable long terms impacts on the trees subject of TPO 08/2019. Therefore, the development is considered to be to be contrary to Policy ENV1 of the Selby District Local Plan (2005), Policy SP4 of the Core Strategy and the NPPF.</p>	Chief Executive

<p>2019/0883/FUL - Cranton, Church Crescent, Stutton</p>	<p>01-Apr-20</p>	<p>RESOLVED: That the application be REFUSED for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed redevelopment for 3 dwellings would not provide a sustainable site for further housing in terms of its access to everyday facilities and a reliance on the private car. The proposal is therefore contrary to Policies SP 1 and SP 2 of the Core Strategy and would conflict with paragraphs 11 and 102 of the NPPF. 2. The proposal to demolish an existing dwelling and replace it with 3 dwellings does not fall within any of the listed acceptable in principle forms of development in secondary villages, which are identified in Policy SP4 a) and therefore the proposal fails to accord with Policy SP4 of the Core Strategy. 3. The proposed development fails to preserve and enhance the character of the local area on account of the increased built form and increased density. The proposal is regarded as an over development of the site and contrary to Policy ENV1 (1) and (4), of the Selby District Local Plan, Policy SP 4 c) and d) and SP19 of Core Strategy, national policy contained within the NPPF and the Stutton Village Design Statement (Feb 2012). 	<p>Chief Executive</p>
<p>2019/1214/Ful - Cemetery, Long Mann Hills Road, Selby</p>	<p>01-Apr-20</p>	<p>RESOLVED:</p> <p>To GRANT the application, subject to the conditions at paragraph 7 of the report and to the additional condition as set out below:</p> <p>The development hereby approved shall be carried out in accordance with the measures described in the Flood Risk Assessment received by the Local Planning Authority on 26 March 2020.</p> <p>Reason: In the interests of flood risk and flood risk reduction and in order to comply with the advice contained within the NPPF and NPPG.</p>	<p>Chief Executive</p>
<p>2019/0663/FUL – Fields Garden Centre, Tadcaster Road, Sherburn in Elmet</p>	<p>08-Apr-20</p>	<p>RESOLVED:</p> <p>To GRANT the application, subject to the conditions at paragraph 7 of the report.</p>	<p>Chief Executive</p>

2019/1340/FULM – Brocklesby Building Products Ltd., Unit 1, Long Lane, Great Heck	08-Apr-20	RESOLVED: To GRANT the application subject to the conditions set out at paragraph 7 of the report.	Chief Executive
2019/1172/FUL – Divisional Police Headquarters, Station Road, Tadcaster	08-Apr-20	RESOLVED: To GRANT the application subject to the conditions set out at paragraph 7 of the report.	Chief Executive
2019/1310/FUL – Hall Farm, Butts Lane, Lumby	08-Apr-20	RESOLVED: To GRANT the application subject to the conditions set out in paragraph 6 of the report.	Chief Executive
2019/0941/FULM – Selby District Council – Old Civic Centre, Portholme Road, Selby	08-Apr-20	RESOLVED: To DEFER consideration of the application in order for Officers to gather further information on the following matters: <ul style="list-style-type: none"> • Clarity of position from the Urban Design Team; • More detail on the provision of outside space, i.e. the pocket park; • The loss of trees and related landscaping matters; • Further comments from the Council’s Strategic Housing Team on the tenure being offered; • Ensuring that the roads in the scheme are as close to an adoptable standard as possible; and • Additional details relating to a potential Section 106 agreement and planning obligations. 	Head of Planning

<p>2018/1116/DOV – Warehousing Depot, Station Road, Hambleton</p>	<p>16-Apr-20</p>	<p>RESOLVED:</p> <p>To APPROVE the request for a Deed of Variation, with delegation being given to Officers to complete a Deed of Variation to the original Section 106 agreement to allow the payment of a commuted sum to be used towards: (1) the provision of a children's play area and play equipment elsewhere in Hambleton; and/or (2) the enhancement of existing areas of recreational open space 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.</p>	<p>Chief Executive</p>
<p>2019/1018/PROW – Low Street, Carlton</p>	<p>16-Apr-20</p>	<p>RESOLVED:</p> <p>i) To GRANT the making of the Public Path Diversion Order, which will be subject to the required consultation.</p> <p>ii) That consultation be delayed for a period of three weeks due to the Covid-19 lockdown across the United Kingdom; this delay would be subject to review in light of any decisions on the lockdown taken by Central Government on or after 7 May, following which Officers would assess if the consultation could take place.</p> <p>iii) To APPROVE the delegation to Officers to confirm the Public Path Diversion Order following the expiry of a 28 day consultation period, subject to no objections being received or objections that are received through the consultation period being subsequently withdrawn within two months after the expiration of the objection period. Where objections are received within the specified time limit and not subsequently withdrawn within two months after the expiration of the objection period, that delegation be given to Officers to refer the Public Path Diversion Order to the Secretary of State.</p> <p>iv) To APPROVE delegation to Officers to certify the Public Path Diversion Order following the completion of the diversion works in accordance with the Order (where the Public Path Diversion Order has been confirmed in ii. above).</p>	<p>Chief Executive</p>

2017/1381/FULM - Land At Viner Station Roe Lane	29-Apr-20	RESOLVED: To DEFER consideration of the application in order for further legal advice to be sought.	Chief Executive
2019/0030/COU - Milford Caravan Park, Great North Road, South Milford	29-Apr-20	RESOLVED: That: a) the Chief Executive Officer be MINDED TO APPROVE the application subject to the schedule of conditions as set out at paragraph 7 of the report; b) that the authority of Officers be confirmed to refer the application to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009 with the Chief Executive Officer's resolution to support it; c) that in the event that the application was not called in by the Secretary of State, authority be delegated to the Planning Development Manager to approve the application subject to the imposition of the attached schedule of conditions, and that delegation to include the alteration, addition or removal of conditions from that schedule if amendment becomes necessary as a result of continuing negotiations and advice and provided such condition(s) meets the six tests for the imposition of conditions, and satisfactorily reflects the wishes of the Chief Executive Officer; and d) that in the event that the application is called in for the Secretary of State's own determination, a further report be presented to the Chief Executive Officer.	Chief Executive
2019/0941/FULM - Selby District Council - Old Civic Centre, Portholme Road	29-Apr-20	RESOLVED: To APPROVE the application subject to the prior completion of a Section 106 Agreement relating to affordable housing, maintenance and management of open space, maintenance and management of highways and highway improvement works, and subject to the conditions and informatives set out at paragraph 7 of the report.	Head of Planning
2020/0016/S73 - Quarry Drop, Westfield Lane, South Milford	06-May-20	RESOLVED: That the application be GRANTED subject to the conditions set out at paragraph 7 of the report.	Chief Executive

2020/0155/S73 - Former Kellingley Colliery, Turvers Lane, Kellingley	06-May-20	RESOLVED: That the application be MINDED TO GRANT subject to: (i) the expiration of the consultation period with no new material considerations being raised; (ii) referral of the application to the Secretary of State and their confirmation that the application is not to be called in for their consideration; (iii) the completion of a Deed of Variation to the original Section 106 agreement, and (iv) the conditions set out at paragraph 7 of the report.	Chief Executive
2018/1299/FUL – Smallholding, Broach Lane, Kellington	13-May-20	RESOLVED: That the application be MINDED TO GRANT subject to the expiration of the consultation period with no new material considerations being raised, and the conditions set out in the report.	Chief Executive
2019/1269/FUL - The Stables, Main Street, Great Heck, Goole	20-May-20	RESOLVED: That permission be GRANTED subject to the conditions set out at paragraph 7 of the report.	Chief Executive
2020/0366/FUL – Birchwood Lodge, Market Weighton Road, Barlby	27-May-20	RESOLVED: That consideration of the application be DEFERRED until after the expiration of the consultation period on Friday 29 May 2020, in order for any additional representations to be considered by the Chief Executive when making her final decision.	Chief Executive
2020/0366/FUL – Birchwood Lodge, Market Weighton Road, Barlby	03-Jun-20	RESOLVED: That the application be GRANTED subject to the conditions set out in the report.	Chief Executive

2019/1318/COU – North House Farm, Oxton Lane, Bolton Percy	10-Jun-20	<p>RESOLVED:</p> <p>That the application be GRANTED subject to the conditions and informatives set out in the report and the Officer Update Note.</p>	Chief Executive
2020/0191/FUL – Jubilee Cottage, 13 Main Street, Thorganby	17-Jun-20	<p>RESOLVED:</p> <p>i. To DEFER consideration of the application.</p> <p>ii. That if the proposed extension to the deadline for determination to August 2020 was refused by the applicant and their agent, the application be brought back to the CEO Urgent Decision Session scheduled for 24 June 2020 for a decision.</p>	Chief Executive
2017/1381/FULM - Land At Viner Station, Roe Lane, Birkin	24-Jun-20	<p>RESOLVED:</p> <p>To DEFER consideration of the application in order for a debate on technical questions and aspects to be undertaken to be undertaken at a meeting of the Planning Committee.</p>	Chief Executive

2019/0901/FUL - Field View, Wistow Road, Selby	24-Jun-20	<p>RESOLVED:</p> <p>That the application be REFUSED for the following reasons:</p> <p>1. The proposed development significantly encroaches into open countryside, where in accordance with the overall Spatial Development Strategy for the District, development will be restricted to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale, which would contribute towards and improve the local economy and communities, in accordance with Policy SP13; or meet rural affordable housing need (which meets the provisions of Policy SP10), or other special circumstances. The proposal does not comprise any of the types of development that are acceptable in principle under Policy SP2A (c) of the Core Strategy and therefore the proposal is unacceptable in principle and contrary to Policy SP2A (c) of the Selby District Core Strategy and hence the overall Spatial Development Strategy for the District.</p> <p>2. The application site provides the entrance to the settlement where the countryside meets the residential urban form. The proposed change of use to domestic garden land and the siting of a static caravan in this location, would be harmful to this character, particularly due to the open nature of the site and views from Wistow Road. The caravan would create an incongruous feature in the landscape by virtue of its sitting, scale and appearance and the proposal would visibly encroach the residential character into the countryside and relate poorly to the remainder of the residential character along Wistow Road. The proposal would have a significant detrimental impact on the character and appearance of the area and fails to comply with Policies ENV1 (1), (4) and (5) of the Selby District Local Plan, and Policies SP18 and SP19 of the Core Strategy and paragraph 127 - 130 of the NPPF as the proposal would not add to the overall quality of the area or be sympathetic to local character.</p>	Chief Executive
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